

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File #

736-0

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 331 N 1st Street TAX SCHEDULE NO. 2945-154-01-013
 SUBDIVISION lots 1-12 17-21 Wilsons Sub SQ. FT. OF EXISTING BLDG(S) 4040
Block 2 Mobleys Sub
 FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS same

OWNER Doug Calaric
 ADDRESS 1154 N 4th St
 CITY/STATE/ZIP Grand Junction, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT Sunset Construction
 ADDRESS P.O. Box 3505
 CITY/STATE/ZIP Montrose, CO 81402
 TELEPHONE 970-216-6356

USE OF ALL EXISTING BLDG(S) demolition
 DESCRIPTION OF WORK & INTENDED USE: Removal of 2 walls & removal of drywall - no electric/plumbing involved with demo

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>B2</u> SETBACKS: FRONT: <u>15</u> from Property Line (PL) or <u>0</u> from center of ROW, whichever is greater SIDE: _____ from PL REAR: <u>0</u> from PL MAX. HEIGHT <u>65</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/> SPECIAL CONDITIONS: _____
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Tyler C. McKeel Date 4-1-09
 Planning Approval C. McKee Date 4/1/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No change</u>
Utility Accounting			Date <u>4-1-09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)