

FEE \$ paid w/s PR

BLDG PERMIT NO. N/A

# PLANNING CLEARANCE

1905-0430-07-2

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

151 94

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1351 Colorado Avenue TAX SCHEDULE NO. 2945-133-18-007

SUBDIVISION Keith's Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION Lot 6250 Sq Ft

FILING BLK N LOTs 13 & 14 SQ. FT. OF EXISTING BLDG(S) Not Applicable

(1) OWNER Red Crawford's Inc NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 0 CONSTRUCTION

(1) ADDRESS 241 South 14th Street NO. OF BLDGS ON PARCEL  
BEFORE: N/A AFTER: N/A CONSTRUCTION

(2) APPLICANT Jon R. Hiebert USE OF ALL EXISTING BLDGS Not applicable

(2) ADDRESS 241 South 14th Street DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE (303) 245-2766 fenced parking lot

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE ~~RM~~ C-2 Landscaping / Screening Required: YES  NO

SETBACKS: Front — from Property Line (PL) or Parking Req'mt NONE  
25 ft. from center of ROW, whichever is greater

Side 0 ft. from PL Rear 0 ft. from PL Special Conditions: FILE # 151-94

Maximum Height 40 ft. CENSUS TRACT 7 TRAFFIC ZONE 40

Maximum coverage of lot by structures —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 G.J. 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 Jon R. Hiebert Date 9-6-94

Department Approval [Signature] Date 10-26-94

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. N/A

Utility Accounting Millie Fowler Date 10-28-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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