

FEE \$ N/C

BLDG PERMIT NO. 50085

PLANNING CLEARANCE

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

Grand Junction Community Development Department

21-0590 C1-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2728 Crossroads Blvd TAX SCHEDULE NO. 2701-361-21-005

SUBDIVISION CROSSROADS Colo. West SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER SAM PANTUSO

NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION _____

(1) ADDRESS 1719 Juniper St.

NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION _____

(1) TELEPHONE 243-0000

USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Rooter-Rooter

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 266 27 RD.

(2) TELEPHONE 243-0049

Grease TRAP inst.

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 H0 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt _____
_____ from center of ROW, whichever is greater

Side _____ from PL Rear N/A from PL Special Conditions: interior

Maximum Height _____ CENSUS TRACT 16 TRAFFIC ZONE 15

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 Sam Pantuso Date 10-11-94

Department Approval Gennie Edwards Date 10-11-94

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

Utility Accounting Michelle Fowler Date 10-11-94

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)