

FEE \$ 0

3002-2370-03-2

BLDG PERMIT NO. 49174

PLANNING CLEARANCE

*American
AR CARE
SERVICE*

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

Grand Junction Community Development Department

BLDG ADDRESS 735 747 North Ave TAX SCHEDULE NO. 2945-191-02-002

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 003

FILING _____ BLK 5 LOT 15-18 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Gene Cook NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 747 North Ave

(1) TELEPHONE 242-4094 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT _____ USE OF ALL EXISTING BLDGS CAR CARE

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE _____ AWNING (for sign permit)

✓ 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 C-1 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 _____ from PL Special Conditions: _____

Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____
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 Gene Cook Date 7-8-94

Department Approval [Signature] Date 7-8-94

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

Utility Accounting [Signature] Date 7/8/94

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)