

FEE \$ N/C

DG PERMIT NO. 48988

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

2-3-2140-08-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 912 NORTH AVENUE

TAX SCHEDULE NO. 2945-114-19-010

SUBDIVISION ROSE PARK SUB -

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING     BLK 4 LOT 10

SQ. FT. OF EXISTING BLDG(S) 3,500 S.F.

(1) OWNER MRS. FANNIE SUSMAN

NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 601 HORIZON PLAZE

NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE    

USE OF ALL EXISTING BLDGS PRINT SHOP

BLDG LEASEE

(2) APPLICANT KEN W. ALDERTON

DESCRIPTION OF WORK & INTENDED USE: INSTALL ENTRY DOOR IN PLACE OF WINDOW, AND MOVING FRONT CUSTOMER COUNTER.

(2) ADDRESS 912 NORTH AVENUE

(2) TELEPHONE 242-2025

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 X

SETBACKS: Front     from Property Line (PL) or     from center of ROW, whichever is greater

Parking Req'mt Same

Side     from PL Rear     from PL

Special Conditions: INTERIOR - NO CHANGE

Maximum Height    

IN USE

Maximum coverage of lot by structures    

CENSUS TRACT 5 TRAFFIC ZONE 33

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 Ken W. Alderton

Date 5/3/94

Department Approval Bonnie Edwards

Date 5-3-94

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

Utility Accounting Jacqy Shaffer

Date 5/3/94

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)