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BLDG PERMIT NO. 49450

PLANNING CLEARANCE

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

2-3-2110-01-4

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 950 North Ave. TAX SCHEDULE NO. 2945-114-22-010

SUBDIVISION McMullin & Gormley SQ. FT. OF PROPOSED BLDG(S)/ADDITION -0-

FILING § BLK 6 LOT 2+3 SQ. FT. OF EXISTING BLDG(S) 7800

(1) OWNER Edward L. Jakos NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2808 Mesa Ave. NO. OF BLDGS ON PARCEL BEFORE: 1 building AFTER: same CONSTRUCTION

(2) APPLICANT Donald R. Jezewski USE OF ALL EXISTING BLDGS Two units Vacant - Re Tail

(2) ADDRESS 136 Red Mesa Hts. DESCRIPTION OF WORK & INTENDED USE: Repair,

(2) TELEPHONE 242-7041 / voice 244-0437 Paint, re-rout electrical as needed. Interior only

✓ 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 _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: Interior Remodel - No change in use.

Maximum Height _____ 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 Donald R. Jezewski Date 7/28/94

Department Approval Marcia Pety Date 7-28-94

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

Utility Accounting Mellie Joruhn Date 7-29-94

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)