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DG PERMIT NO. 486661

PLANNING CLEARANCE

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

30 2-2620-01-4 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 11212 North Ave. TAX SCHEDULE NO. 2945-141-06-003

SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 1 LOT 5-3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Tom Peck NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 160156, 5115 G. St. S.E. NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 940-4433 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT YONER KASTNER DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 3132 E. 70th St. S.E. Interior Remodel - No change in use

(2) TELEPHONE 525-0343

✓ 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: See file # 102-93, (D'Ordo's Site Plan Review)

Maximum Height _____ CENSUS TRACT 2 TRAFFIC ZONE 34

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 [Signature] Date 5-18-94

Department Approval Marcia Pety per KP Date 5-18-94

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

Utility Accounting Mellie Fowler Date 5-18-94

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)