

FEE \$110 pd w/ site plan review

TCP #191.18
BLDG PERMIT NO. 50188

PLANNING CLEARANCE

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

TCP #191.18

Original NOT Remains
Office

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 940 NORTH AVE TAX SCHEDULE NO. 2945-117-22-011

SUBDIVISION McMullin & Gormley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600 SQ FT

FILING _____ BLK 6 LOTS 5 & 6 SQ. FT. OF EXISTING BLDG(S) 1600 SQ FT (400 SQ FT RETAIL AREA)

(1) OWNER EDWARD JAROS NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 964 NORTH AVE NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-0807 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT MIKE FISHER DESCRIPTION OF WORK & INTENDED USE: RE-WIRE

(2) ADDRESS 940 NORTH AVE INTERIOR OF SPACE

(2) TELEPHONE 243-6712

✓ 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 Parking Req'mt Per Plan #169-94
 _____ from center of ROW, whichever is greater

Side _____ from PL Rear Interior from PL Special Conditions: No C.O. Until Alley P.O.A. & other requirements met

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 Mike Fisher Date 10/17/94

Department Approval Karen Anderson Date 10/20/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3003-2120-03-9

Utility Accounting Rebecca Date 10-20-94

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)