

FEE \$ 500

BLDG PERMIT NO. 53113

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3677-0020-03-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2232 N 7TH

TAX SCHEDULE NO. 2945-111-00-110

SUBDIVISION _____

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

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 1600 FT²

(1) OWNER DEE GARDNER

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

(1) ADDRESS 736 E 8TH AVE

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

(1) TELEPHONE D90 81301

USE OF ALL EXISTING BLDGS Same

(2) APPLICANT 247-0840

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS JHL CONSTRUCTORS
454 TURNER DR.

Interior remodel (bagel shop)

(2) TELEPHONE 259-1281

✓ 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 B-2

Landscaping / Screening Required: YES _____ NO _____

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

Parking Req'mt _____

Side _____ from PL Rear _____ from PL

Special Conditions: no change of use

Maximum Height _____

CENSUS TRACT 5 TRAFFIC ZONE 27

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 Joel Boss

Date Aug 2, 95

Department Approval Ronnie Edwards

Date 8/2/95

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

W/O No. N/A - comment ECU - covers changes

Utility Accounting Millie Fowler

Date 8-2-95

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)