

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	53223
FILE #	COU-95-46

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

3003-2310-04-4

BLDG ADDRESS 644 North Avenue TAX SCHEDULE NO. 2945-114-00-043

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 24,363 #

(1) OWNER Denise Glass NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION \_\_\_\_\_

(1) ADDRESS 100 S. Bowen Passage NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 CONSTRUCTION \_\_\_\_\_

(1) TELEPHONE 241-7830 USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Mark Holmes DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 1204 N. 7th St

(2) TELEPHONE 241-7633 Interior Remodel Only

✓ Submittal requirements are outlined in the SSD (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE \_\_\_\_\_ Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt \_\_\_\_\_

or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions: Interior Only

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_ CENS. T. 4 T. ZONE 34 ANNEX # \_\_\_\_\_

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 Mark F. Holmes Date 10/11/95

Department Approval Ronnie Edwards Date 10/11/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. NA - current eqm 6.3

Utility Accounting Millie Fowler Date 10-11-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)