

2006-2095-01-1

FEE \$ <u>paid</u>
TCP \$ <u>538.00</u>
DRAINAGE FEE \$ <u>---</u>

BLDG PERMIT NO. <u>52653</u>
FILE # <u>COU-95-4.5</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2401 North Ave #12 TAX SCHEDULE NO. 2945-131-01-0-36

SUBDIVISION Teller Arms SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~850~~

FILING _____ BLK 5 LOT _____ SQ. FT. OF EXISTING BLDG(S) 850

(1) OWNER Mesa Denver Assoc. NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1355 S. Colorado Blvd #600 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

Leased to ✓ TELEPHONE ✓ USE OF ALL EXISTING BLDGS Coffee house

(2) APPLICANT Debra Buck DESCRIPTION OF WORK & INTENDED USE: Room dividers,
counters, plumbing & electrical

(2) ADDRESS 2103 N 24 Grd St

(2) TELEPHONE 256-9853

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) Parking Req'mt existing
or _____ from center of ROW, whichever is greater

Side _____ from PL front _____ from PL Special Conditions: *EQU exists for
17,275 Sq. Ft. hasn't chgd.

Maximum Height _____ CENS.T. 7 T.ZONE 39 ANNEX # 50

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 Debra Buck Date June 20, 1995

Department Approval Kathy Portman Date 6/30/95

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

Utility Accounting Jackie S. Bessie Date 6/30/95

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)