

FEE \$	5.00
TCP \$	— 0 —
DRAINAGE FEE \$	— 0 —

BLDG PERMIT NO.	53763
FILE #	SPR - 95 - 88

LPC
top

PLANNING CLEARANCE

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

3015-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>104 STEPHEN AVE</u>	TAX SCHEDULE NO. <u>2945-112-000-028</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>2400</u> <input type="checkbox"/>
(1) OWNER <u>LOUIS BEACH</u>	NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS <u>444 - EAST CONIC</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: _____ CONSTRUCTION
(1) TELEPHONE <u>243-0231</u>	USE OF ALL EXISTING BLDGS <u>COMMERCIAL</u>
(2) APPLICANT <u>ALCO BLDG CO</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>529 25 1/2 ROAD</u>	<u>TENANT FINISH</u>
(2) TELEPHONE <u>242-1423</u>	

✓ 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 <u>B-2</u>	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: <u>See File # SPR 95 88</u> <u>(interior finish)</u>
Maximum Height _____	CENS.T. <u>4</u> T.ZONE <u>25</u> 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 Noel Dule Date 10-6-95

Department Approval Maria Babideau Date 10-6-95

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

Utility Accounting Millie Fowler Date 10-6-95

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)