

FEE \$	10 ⁰⁰
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	52646
FILE #	—

PC

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1002-1890-03-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 353 PITKIN AVE. TAX SCHEDULE NO. 2945 1B 38 023

SUBDIVISION GRAND JUNCTION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,500 S.F.

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1,500 S.F.

(1) OWNER BELINDA COUTEE NO. OF DWELLING UNITS
BEFORE: 0 AFTER: _____ CONSTRUCTION

(1) ADDRESS 353 PITKIN AVE

(1) TELEPHONE 241-2194 NO. OF BLDGS ON PARCEL
BEFORE: 3 AFTER: 3 CONSTRUCTION

(2) APPLICANT CROWN COMMERCIAL CONSTRUCTION USE OF ALL EXISTING BLDGS PAWN SHOP / STORAGE

(2) ADDRESS 216 NO. SPRUCE ST. DESCRIPTION OF WORK & INTENDED USE: REPLACE

(2) TELEPHONE 242-3130 STORAGE W/ NEW STEEL WAREHOUSE

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 Z-1 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL)
or 55 from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____ CENS.T. 8 T.ZONE 43 ANNEX # _____

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 Crown Commercial Construction, Inc. Date 06/23/95

Department Approval Mike Pelletier Date 6/23/95

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

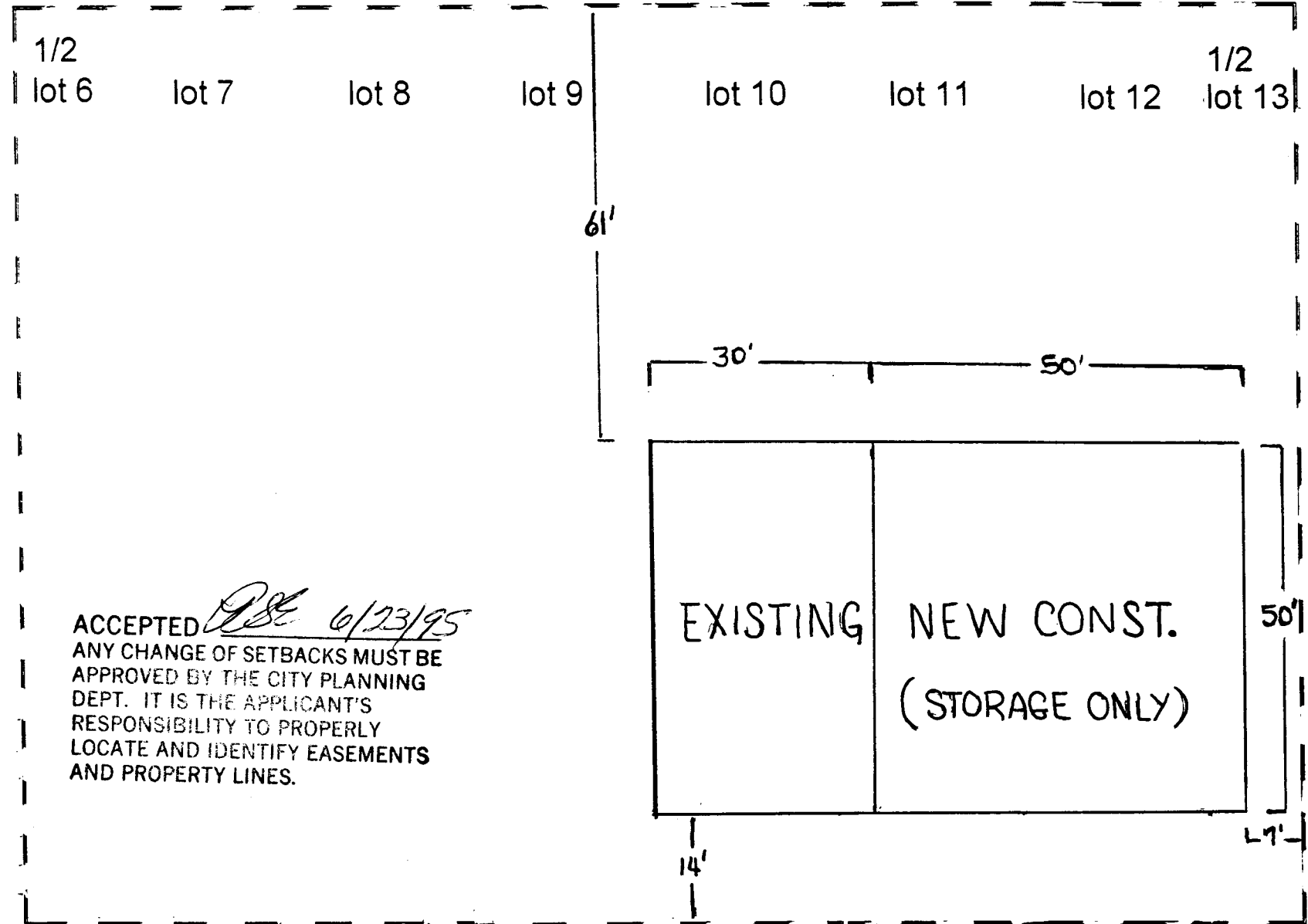
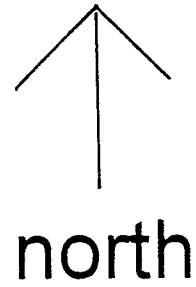
Utility Accounting Millie Fowler Date 6-23-95

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)

Pitkin Avenue

353 Pitkin Avenue



ACCEPTED *DSE* 6/23/95
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Public Alley