

FEE \$ PAID W/ SUP

BLDG PERMIT NO. NA

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1E 2-DS90-14-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 805 South Ave TAX SCHEDULE NO. 2945-144-45-001

SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

FILING BLK 158 LOTS 1 & 2 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Roy + Esmeralda Church NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 805 South Ave.

(1) TELEPHONE 242-0801 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 CONSTRUCTION

(2) APPLICANT Esmeralda (Alda) Church USE OF ALL EXISTING BLDGS Residence & Shop

(2) ADDRESS 805 South Ave. DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 242-0801 Move in dog grooming business

✓ 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 I-1 Landscaping / Screening Required: YES Per plan NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt Total 6

Side _____ from PL Rear _____ from PL Special Conditions: see file SUP-95-47

Maximum Height _____ CENSUS TRACT 9 TRAFFIC ZONE 43
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 Esmeralda Church Date 3-29-95

Department Approval [Signature] Date 3/29/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8199-3/4 to

Utility Accounting Millie Fowler Date 3-29-95 change from Duplex

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)