

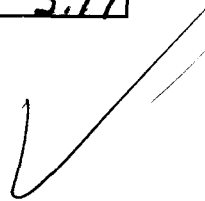
FEE \$	10 ⁰⁰
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	53108
FILE #	TUP-95-3.17

#135-94

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 2694 Unaweepe Ave TAX SCHEDULE NO. 2945-234-00-017

SUBDIVISION Michaela's Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x66

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

(1) OWNER Cimarron Properties NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2416 1/2 B Highway 6450 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 970-245-6693 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Jerry J Cooper DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 225 N Fifth St, Suite 511 temp. trailer for Michaela's Village

(2) TELEPHONE 970-243-2952

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 PK Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL

Special Conditions: temporary use

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 13 T.ZONE 80 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 Jerry J Cooper Date 8/16/95

Department Approval Donnie Edwards Date 8/16/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 4004-2970-04-2

Utility Accounting Richardson Date 8-16-95

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)