

FEE \$	5 ⁰⁰
TCP \$	0
DRAINAGE FEE \$	0

58702

BLDG PERMIT NO.	58702
FILE #	

2008-2220-10-2 (site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

(1097 N 7th St.)

PLANNING CLEARANCE



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 657 NORTH Ave. TAX SCHEDULE NO. 2945-144-06-001

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

FILING _____ BLK 83 LOT 11-13 SQ. FT. OF EXISTING BLDG(S) 1700

(1) OWNER James S Cook NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 406 Ridgeway DR NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-5420 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Sports-Peets DESCRIPTION OF WORK & INTENDED USE: Install window
Door, New Carpet

(2) ADDRESS 657 NORTH Ave.

(2) TELEPHONE 245-7127

✓ 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 _____

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height _____ Special Conditions: Interior Remodel-no
Change in Use
 Maximum coverage of lot by structures _____ CENS.T. 3 T.ZONE 35 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 James S Cook Date 6-17-96

Department Approval Ronnie Edwards Date 6-17-96

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

Utility Accounting Judy Shaper Date 6/17/96

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)