

FEE \$	10 -
TCP \$	-0 -
DRAINAGE FEE \$	-6 -

BLDG PERMIT NO.	54844
FILE #	

PC

PLANNING CLEARANCE

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

3063-1930-04-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	1320 North Ave	TAX SCHEDULE NO.	2945-123-00-071
SUBDIVISION		SQ. FT. OF PROPOSED BLDG(S)/ADDITION	
FILING	BLK LOT	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER	PAT G. Withers	NO. OF DWELLING UNITS BEFORE:	AFTER: CONSTRUCTION
(1) ADDRESS	745 West Wilshire CT GJ Co 81506	NO. OF BLDGS ON PARCEL BEFORE:	AFTER: CONSTRUCTION
(1) TELEPHONE	241-2049	USE OF ALL EXISTING BLDGS	
(2) APPLICANT	James G. Dowd	DESCRIPTION OF WORK & INTENDED USE:	replace
(2) ADDRESS	555 1/2 28 ³⁴ Rd GJ. Co 81501		Access Ramp
(2) TELEPHONE	241-1169		

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE	PB	Landscaping / Screening Required:	YES NO
SETBACKS: Front	from Property Line (PL)	Parking Req'mt	
or	from center of ROW, whichever is greater	Special Conditions:	replace
Side	from PL		Access ramp
Rear	from PL	CENS.T.	6 T.ZONE 31 ANNEX #
Maximum Height			
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	James G. Dowd	Date	1-24-96
Department Approval	Marcia Rabideaux	Date	1-24-96 no change in use
Additional water and/or sewer tap fee(s) are required:	YES NO	W/O No.	N/A
Utility Accounting	Millie Fowler	Date	1-24-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

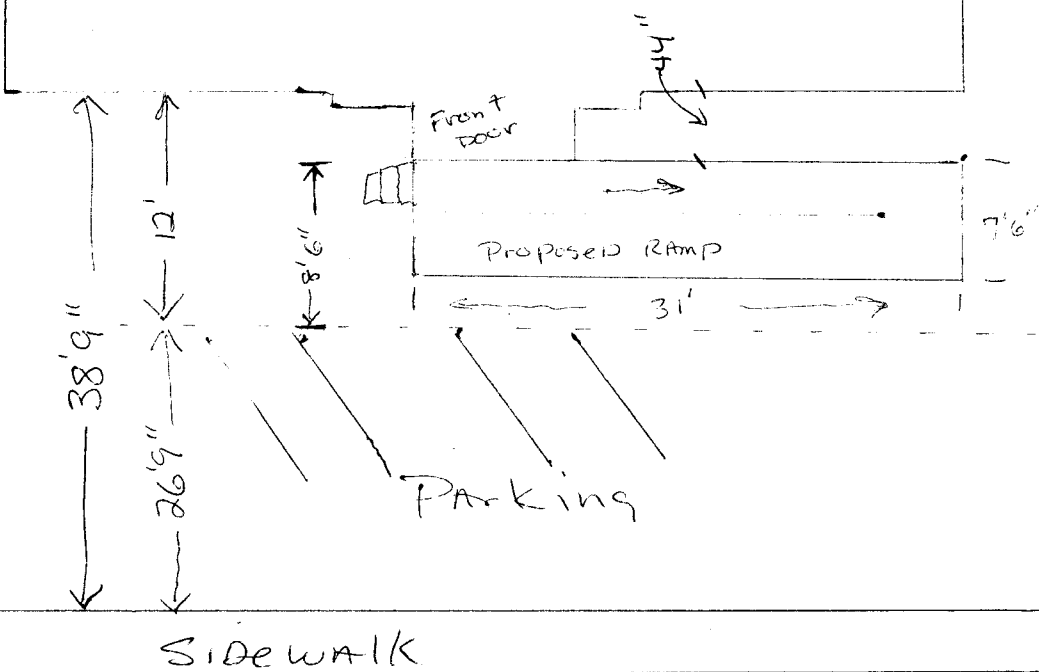
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

61'

1320 NORTH Ave

ACCEPTED MC 1-24-96
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.

3



North Avenue