

FEE \$	<u>500</u>
TCP \$	<u>0</u>
DRAINAGE FEE \$	<u>0</u>

BLDG PERMIT NO.	<u>NA?</u>
FILE #	

~~3003-1280-04-0~~
~~3003-1200-01-4~~ (site plan review, multi-family development, non-residential development)
PLANNING CLEARANCE
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2850 NORTH AVE TAX SCHEDULE NO. 2943-073-17-001
 SUBDIVISION EAST GATE SHOPPING SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 10,000
 (1) OWNER KEVIN MAHER NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION _____
 (1) ADDRESS SAME NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION _____
 (1) TELEPHONE 256-1330 USE OF ALL EXISTING BLDGS _____
 (2) APPLICANT SAME DESCRIPTION OF WORK & INTENDED USE: DIG & WALL
 (2) ADDRESS SAME
 (2) TELEPHONE SAME

✓ 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 C-1 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: Interior Remodel
No Change In Use
 Maximum Height _____ CENS.T. 6 T.ZONE 30 ANNEX # _____
 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 Bryan J. Galt Date 9-13

Department Approval Antonia Costello Date 9-13-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. NA *no chg. in employ*

Utility Accounting at Hendricks Date 9-13-96

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)