

Planning \$ <u> </u>	Drainage \$ <u> </u>
TCF \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO.
FILE # <u>COU-1997-04.27</u>

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 359 Colorado Ave TAX SCHEDULE NO. 2945-143-27-005
 SUBDIVISION GRAND JUNCTION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2945-143-27006
 FILING: _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 18,000
 (1) OWNER ST. REGIS L.L.P NO. OF DWELLING UNITS BEFORE: _____ AFTER: 10 (max.) CONSTRUCTION
 (1) ADDRESS Box 2743 2-j. Co 81502 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 241-2672 USE OF ALL EXISTING BLDGS apts, office, restaurant
 (2) APPLICANT EBE ESLAMI DESCRIPTION OF WORK & INTENDED USE: interior remodel
 (2) ADDRESS Box 2743 2-j as Apartments & offices
 (2) TELEPHONE 241-2672

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-3 Landscaping / Screening Required: YES _____ NO
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req't existing
 Side _____ from PL 'Rear' existing from PL Special Conditions: _____
 Maximum Height existing
 Maximum coverage of lot by structures _____ Census Tract 3 Traffic Zone 42 Annx # _____

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 [Signature] Date 11/12/97
 Department Approval [Signature] Date 10/28/97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. Angle EQU# available
8 AP. 5-10 employees approx Utility Accounting [Signature] Date 11-12-97
No Plan. Fees

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)