

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>60556</u>
FILE #

PLANNING CLEARANCE

1004-0950-015 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department
Gene Taylor's Sporting Goods

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 445 W. Garrison Ave TAX SCHEDULE NO. 2945-151-07-008

SUBDIVISION Six? Fifty West SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA
Carpenters Subd S1F01-6

FILING BLK 2 LOT 69132 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Gene Taylor NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 445 W. Garrison NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-242-8165 USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT TONY TAYLOR DESCRIPTION OF WORK & INTENDED USE: Remodel
Photo Lab

(2) ADDRESS 445 W. Garrison Ave

(2) TELEPHONE 970-242-8165

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 PC Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions: Interior Remodel
No Change in Use

Maximum Height _____
 Maximum coverage of lot by structures _____
 Census Tract 9 Traffic Zone 11 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 5-28-97

Department Approval [Signature] Date 5-28-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no charge
or # of Emp

Utility Accounting [Signature] Date 5/28/97

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)

