

Planning \$ <u>5.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>61282</u>
FILE # <u> </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 746 North ave TAX SCHEDULE NO. 2945-114-18-012
 SUBDIVISION Craig's Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION
 FILING BLK 2 LOT 16-20 SQ. FT. OF EXISTING BLDG(S)
 (1) OWNER JAMES S. HUDRATT NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 746 North ave NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 970-255-0376
 (2) APPLICANT SAME USE OF ALL EXISTING BLDGS Rest + Bar
 (2) ADDRESS DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE add wall - EOW DETERMINED BASED
ON ACTUAL USAGE

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) or from center of ROW, whichever is greater Parking Req'mt
 Side from PL Rear from PL Special Conditions: Interior remodel
w/no change in use
 Maximum Height Census Tract 5 Traffic Zone 33 Annx #
 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 S. Hudratt Date 7-21-97
 Department Approval Marcia Rabideaux Date 7-21-97
 Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 10385
 Utility Accounting Date 7/22/97

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)