

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

BLDG PERMIT NO. <u>59824</u>
FILE #

### PLANNING CLEARANCE

3003-0210-113 (site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2809 N. Ave TAX SCHEDULE NO. 2943-181-05-022  
 SUBDIVISION Ernest T. Sparros SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 FILING 4-9 BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Dr. Shipman NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) ADDRESS Shroy & Co 1007 N. 7th  
 (1) TELEPHONE 241-2904 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Pinyon Const. USE OF ALL EXISTING BLDGS Retail  
 (2) ADDRESS 1531 Pinyon Ave DESCRIPTION OF WORK & INTENDED USE: ~ 1200 sq. ft.  
 (2) TELEPHONE 241-9136 Interior Remodel

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  
No change in Use  
 Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_  
 Census Tract 7 Traffic Zone 99 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 4-4-97  
 Department Approval [Signature] Date 4-4-97  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 4-4-97

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)

FEE \$ <u>0</u>
TCP \$ <u>0</u> <i>PREVIOUSLY PAID</i>
DRAINAGE FEE \$ <u>0</u>

BLDG PERMIT NO. <u>60798</u>
FILE # <u>SPR-96-261</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 <u>2896 NORTH AVENUE</u>	TAX SCHEDULE NO. <u>2943-074-15-<del>0000</del> 010</u>
SUBDIVISION <u>ROSCO GIFFIN SUBDIVISION</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3586 SF</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>1230 SF TO BE RAZED</u>
(1) OWNER <u>THOMAS MINGUS</u>	NO. OF DWELLING UNITS <u>NA</u>
(1) ADDRESS <u>610 RUSHMORE DRIVE</u>	BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) TELEPHONE <u>241-7667</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>THOMAS MINGUS</u>	BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(2) ADDRESS <u>610 RUSHMORE DRIVE</u>	USE OF ALL EXISTING BLDGS <u>CONVENIENCE STORE</u>
(2) TELEPHONE <u>241-7667</u>	DESCRIPTION OF WORK & INTENDED USE: <u>CONSTRUCT</u>
	<u>NEW COMMERCIAL BLDG. TO REPLACE EXISTING</u>

✓ *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 <u>C-1</u>	Landscaping / Screening Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>PER SITE PLAN</u>
Side _____ from PL Rear _____ from PL	Special Conditions: <u>ALL IMPROVEMENTS REQUIRED</u>
Maximum Height _____	<u>PER APPROVED SITE PLAN DATED 6-4-97</u>
Maximum coverage of lot by structures _____	CENS.T. <u>6</u> T.ZONE <u>30</u> ANNEX # _____

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Applicant's Signature Thomas Mingus Date 25 NOVEMBER 1996

Department Approval Bill Nish Date 6-4-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3103-0760-02-5

Utility Accounting Richardson Date 6-13-97

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

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