

FEE \$	0
TCP \$	0 PREVIOUSLY PAID
DRAINAGE FEE \$	0

BLDG PERMIT NO.	60798
FILE #	SPR - 96-261

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>2943-074-15-0000 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 checked="" type="checkbox"/> NO <input 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> <u>PER APPROVED SITE PLAN DATED 6-4-97</u>
Maximum Height _____	CENS.T. <u>6</u> T.ZONE <u>30</u> ANN# _____
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, and 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 Thomas M. Mingus Date 25 NOVEMBER 1996

Department Approval Bill Nelt 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
3003-0750-10-0

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)