

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

BLDG PERMIT NO. <u>UW07</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3003-0230-061

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2897 N. Ave TAX SCHEDULE NO. 2943-181-00-093 -0407.

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000 #

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 24,000 #

(1) OWNER Hilltop NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS HERMOSA NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-4400 USE OF ALL EXISTING BLDGS OFFICES

(2) APPLICANT PINYON Construction DESCRIPTION OF WORK & INTENDED USE: Retail Sales

(2) ADDRESS 1531 PINYON Ave DAYCARE - Remodel

(2) TELEPHONE 241-9186

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 X

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

Side _____ from PL Rear _____ from PL Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract 7 Traffic Zone 39 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 8/14/97

Department Approval [Signature] Date 8/14/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 8/14/97 ACTING W/IN CWS. TO BE REVIEWED IN A YEAR

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)