

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

BLDG PERMIT NO. <u>60422</u>
FILE # <u>C04-1997-04.18</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 644 <sup>North</sup> Ave TAX SCHEDULE NO. 2945-113-00006

SUBDIVISION      SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

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

(1) OWNER Craig Shelley NO. OF DWELLING UNITS  
BEFORE:      AFTER:      CONSTRUCTION

(1) ADDRESS 1600 Ute NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-7502 Ext 122 USE OF ALL EXISTING BLDGS Loose Stair 1/2, 1/2 vacant

(2) APPLICANT Cooper Const DESCRIPTION OF WORK & INTENDED USE: interior

(2) ADDRESS 3024 D 1/2 Rd Renovate, partition into 4 spaces

(2) TELEPHONE 434-0952 Cell 210-0724 no tenant finish

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 <sup>Proposed</sup> Required: YES  NO

SETBACKS: Front      from Property Line (PL) or      from center of ROW, whichever is greater Parking Req'mt 89-112

Side      from PL Rear      from PL Special Conditions: tenant finishes will require separate permits

Maximum Height      Census Tract      Traffic Zone      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 Richard A. Coy Date 5-16-97

Department Approval Kathleen M. Porter Date 5/23/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 3103-2310-06-9  
based on wtr comp maybe charge later.

Utility Accounting Richardson Date 5/28/97

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)