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

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| BLDG PERMIT NO. <u>61046</u> |
| FILE # <u>COU-1997-04/17</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 755 North Ave. TAX SCHEDULE NO. 2945-141-02-004
SUBDIVISION City of G.J SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
FILING - BLK 5 LOT 19,20,21 SQ. FT. OF EXISTING BLDG(S) 5213
(1) OWNER Ben Kilgore NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION
(1) ADDRESS 732 Wedge Dr. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION
(1) TELEPHONE 242-5370 USE OF ALL EXISTING BLDGS Office, restaurant
(2) APPLICANT Calvin Const. DESCRIPTION OF WORK & INTENDED USE: Interior
(2) ADDRESS 2155 S. Canyon View remodel - Unit D & E only
(2) TELEPHONE 257-1752

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 Parking Req'mt See file
 from center of ROW, whichever is greater Special Conditions: Unit D & E only - catering
Side from PL Rear from PL and reception hall (no sit down dinners)
Maximum Height Census Tract 2 Traffic Zone 36 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 Scott Cook Date 7-2-97
Department Approval Mike Pelletier Date 7/2/97
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. well water consumption
Utility Accounting Date 7-2-97

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)