

Planning \$ PAID w/SPR	Drainage \$ N/A
TCP \$ PAID	School Impact \$ N/A

BLDG PERMIT NO. <u>0115</u>
FILE # <u>SPR-1997-133</u>

3003-1960-039 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1310 N. Ave. TAX SCHEDULE NO. 2945-123-00-073
SUBDIVISION NA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 280 ft²
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1000 ft²
(1) OWNER Bill Ferguson NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION
(1) ADDRESS 3215 Beechwood St.
(1) TELEPHONE 245-6255 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION
(2) APPLICANT David Sminin USE OF ALL EXISTING BLDGS Take-out pizza
(2) ADDRESS 4221 Purdy Mesa Rd DESCRIPTION OF WORK & INTENDED USE: Add a
(2) TELEPHONE 242-4454 10'x28' addition and convert to pizza kitchen

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 35' from Property Line (PL) or 35' from center of ROW, whichever is greater Parking Req'mt YES - 7 SPACES
Side 0' from PL Rear 0' from PL Special Conditions: NO
Maximum Height 40'
Maximum coverage of lot by structures _____ Census Tract 6 Traffic Zone 31 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 7/15/97
Department Approval [Signature] Date 8-6-97
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
Utility Accounting [Signature] Date 8-6-97

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)