

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>102822</u>
FILE # <u>SPR-96-261</u>

3003-0760-07-5 **PLANNING CLEARANCE**
 (site plan review, multi-family development, non-residential development)
3003-0750-10-0 **Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT ²⁰⁴³

BLDG ADDRESS 2896 North Ave TAX SCHEDULE NO. 293-074-15-006 810

SUBDIVISION ROSCO Giffin Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

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

(1) ADDRESS 610 Rushmore Dr. NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 241-7667 USE OF ALL EXISTING BLDGS Convenience Store

(2) APPLICANT Independent Pump DESCRIPTION OF WORK & INTENDED USE: _____
New Canopy

(2) ADDRESS 948 3rd Ave

(2) TELEPHONE 242-5433

✓ 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 _____ from center of ROW, whichever is greater Parking Req't _____

Side _____ from PL Rear _____ from PL Special Conditions: PER APPROVED SITE PLAN SPR-96-261
SETBACKS PER APPROVED PLAN DATED 11-6-97

Maximum Height _____
 Maximum coverage of lot by structures _____
 Census Tract 6 Traffic Zone 30 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 J. Bush Date 11-6-97

Department Approval Bill Nebel Date 11-6-97

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

Utility Accounting As Directed Date 11-6-97

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)