

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>62712</u>
FILE #

### PLANNING CLEARANCE

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

*VC*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 806 South Ave TAX SCHEDULE NO. 2945-144-40-008  
SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
FILING BLK 151 LOT 27-32 SQ. FT. OF EXISTING BLDG(S) —  
(1) OWNER CED inc NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION  
(1) ADDRESS 806 South Ave NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION  
(1) TELEPHONE 243-1430 USE OF ALL EXISTING BLDGS Retail / Storage  
(2) APPLICANT Jeffery M Lyon DESCRIPTION OF WORK & INTENDED USE:  
(2) ADDRESS 502 8.4 Rd Interior Remodel  
(2) TELEPHONE 241-7668

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 I-1 Landscaping / Screening Required: YES — NO —  
SETBACKS: Front — from Property Line (PL) or — from center of ROW, whichever is greater Parking Req'mt —  
Side — from PL Rear — from PL Special Conditions: Interior Remodel  
No Change in Use  
Maximum Height — Census Tract 8 Traffic Zone 44 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 Jeffery M Lyon Date 12-8-97  
Department Approval Steve Costello Date 12-9-97  
Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. FR-83279  
Utility Accounting Chris Hanson Date 12-9-97

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)