

Planning \$ <u>5<sup>000</sup></u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>050211</u>
FILE # <u>SPR 897-152</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

30811-5319

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2050 N. Ave TAX SCHEDULE NO. 2945-124-00-022  
 SUBDIVISION UNIT #103 SQ. FT. OF PROPOSED BLDG(S)/ADDITION RETAIL 1552 1800 T.  
 FILING      BLK      LOT      SQ. FT. OF EXISTING BLDG(S) 34,500  
 (1) OWNER GRAND VALLEY CONST (RAY) CO. INC NO. OF DWELLING UNITS BEFORE:      AFTER:      CONSTRUCTION  
 (1) ADDRESS       
 (1) TELEPHONE 255-6788 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT NEW DIMENSION USE OF ALL EXISTING BLDGS RETAIL SALES  
 (2) ADDRESS 3761 Nth 45th Ct DESCRIPTION OF WORK & INTENDED USE: TENANT FINISH 103  
 (2) TELEPHONE 255-6788

✓ 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'mt       
 Side      from PL Rear      from PL Special Conditions: CYBER EXCHANGE  
RETAIL SALES - TENANT FINISH  
 Maximum Height       
 Maximum coverage of lot by structures      Census Tract      Traffic Zone      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 6-11-98

Department Approval [Signature] Date 6-11-98

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

Utility Accounting 12.95 FEW OBLIGATIONS PAID ON ACTUAL CONSUMPTION ANNUALLY BUILDING - WILL EVALUATE Date 6/11/98

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

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