

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

BLDG PERMIT NO. <u>460112</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Y

THIS SECTION TO BE COMPLETED BY APPLICANT

2043-181-05-007/0081

BLDG ADDRESS 2889 NORTH AVE

TAX SCHEDULE NO. 570-15-981 022

SUBDIVISION Ernest T. Sparr

SQ. FT. OF PROPOSED BLDG(S) ^{unit} ADDITION 1498

FILING BLK 1 LOT 4-11

SQ. FT. OF EXISTING BLDG(S) 12

(1) OWNER ANTHONY SHEPLEY

NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 3180 INDIAN CAMP RD.
TEMPLETON CA. 93465

NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (800) 434-3807

(2) APPLICANT RUTH'S CONSTRUCTION

USE OF ALL EXISTING BLDGS RETAIL: SENSITIVE BUSINESS'S

(2) ADDRESS 3069 SUNBEAM CT.
G.J. CO. 81504

DESCRIPTION OF WORK & INTENDED USE: INTERIOR DEMO

(2) TELEPHONE 523-1805

(Little Caesar's)
space

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: Interior Demo

Maximum Height —

Maximum coverage of lot by structures —

Genus Tract 7 Traffic Zone 99 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 7/13/98

Department Approval [Signature]

Date 7-13-98

Additional water and/or sewer tap fee(s) are required: YES NO

W/O No. Interior Demo
TR 8585,6

Utility Accounting [Signature]

Date 7-13-98

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)