

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

BLDG PERMIT NO. <u>105745</u>
FILE # <u>—</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 820 NORTH AVENUE TAX SCHEDULE NO. 2945-114-19-017
 SUBDIVISION Rose Park Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 FILING — BLK — LOT 16 SQ. FT. OF EXISTING BLDG(S) 2280
 (1) OWNER VELVA CARNES NO. OF DWELLING UNITS
CO GOLDWELL BANKER BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 2499 U.S Hwy 6 & 50 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 243-0456 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT R.R. HUBBART USE OF ALL EXISTING BLDGS VACANT
 (2) ADDRESS P.O. Box 1402 - PALSADE, CO DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE 970-464-0857 INTERIOR REMODEL FOR OFFICES
No additional water or sewer.

✓ 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 Parking Req'mt —
— from center of ROW, whichever is greater
 Side — from PL Rear — from PL Special Conditions: Interior Remodel
 Maximum Height — No Change in Use - Office portion in
 Maximum coverage of lot by structures — Rear
 Census Tract 5 Traffic Zone 33 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 R.R. Hubbart Date June 10, 1998

Department Approval Antonia J. Castella Date 6-11-98

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. 7043-4374

Utility Accounting R. Raymond Date 6/11/98
not adding employees - front will be
restaurant - clearance to
be done later

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)