

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

BLDG PERMIT NO. <u>04702</u>
FILE # <u>SPR-1997-152</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 2650 NORTH AVE TAX SCHEDULE NO. 2945-124-00-022  
- Retail - 3345 -  
SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3600 - total  
FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 34,500  
(1) OWNER GRAND VALLEY CONSTRUCTION NO. OF DWELLING UNITS  
Comp. INC BEFORE: - AFTER: - CONSTRUCTION  
(1) ADDRESS 3761 Nth 15th CT.  
(1) TELEPHONE 255-6788 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION  
(2) APPLICANT NEW DIMENSIONS USE OF ALL EXISTING BLDGS RETAIL SALES  
(2) ADDRESS 3761 Nth 15th CT DESCRIPTION OF WORK & INTENDED USE: TEWANT  
(2) TELEPHONE 255-6788 FINISH - UNITS 104 & 105

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: PARTY-TIME  
RETAIL SALES - tenant finish  
Maximum Height - Census Tract - Traffic Zone - 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.

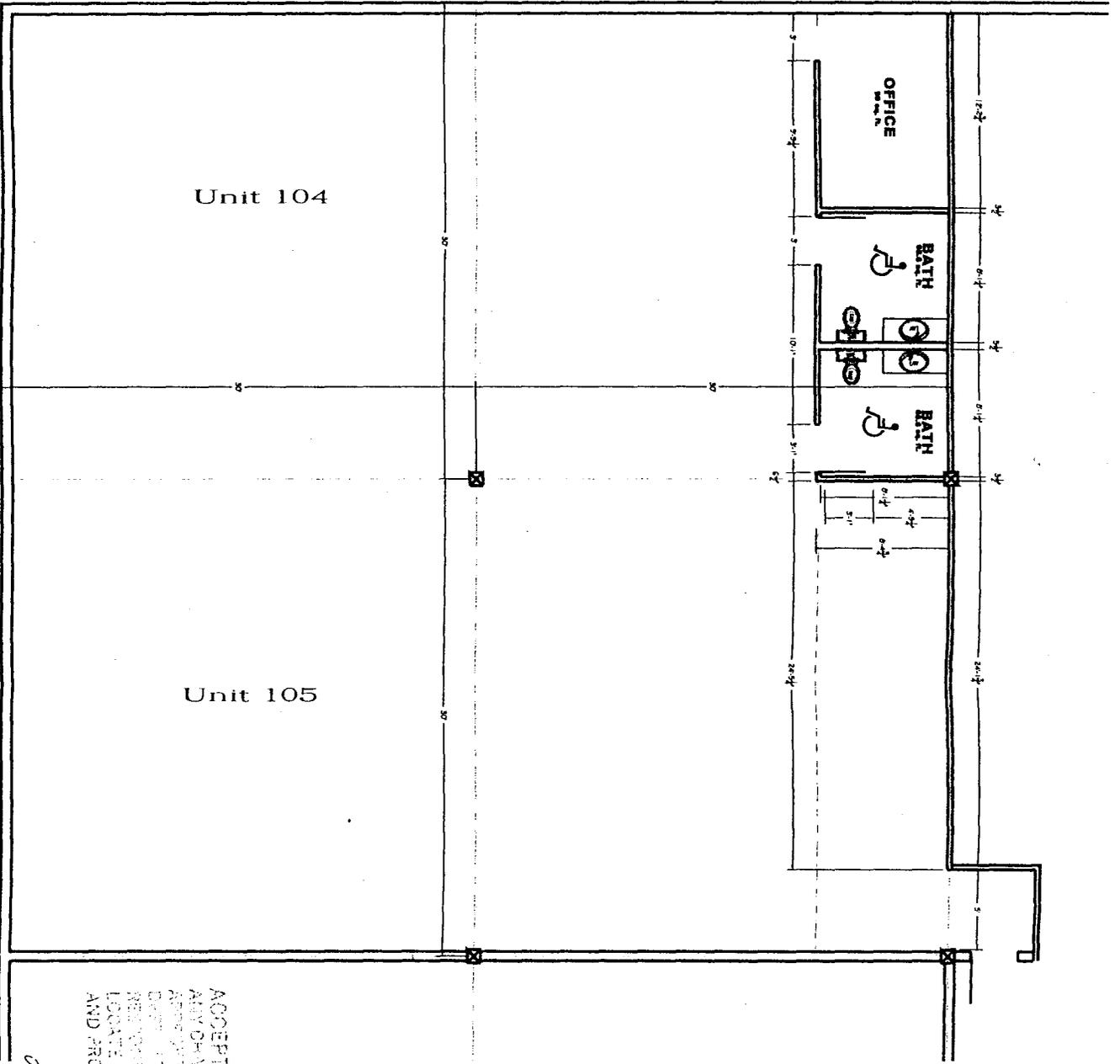
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 Randy Date 4-3-98  
Department Approval Ronnie Edwards for M.D. Date 4-13-98  
Additional water and/or sewer tap fee(s) are required: YES - NO X W/O No. -  
Utility Accounting Nobli Overholt Date 4-15-98

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)



Unit 104

Unit 105

OFFICE

BATH

BATH

ACCEPTED  
*Denise 4/15/98*  
 ANY CHANGES TO THIS PLAN  
 APPROVED BY THE ARCHITECT  
 DATE: 4/15/98  
 SEE FOR SCHEDULE OF FINISHES  
 LOCATE AND IDENTIFY DIMENSIONS  
 AND PROPERTY LINES

*2650 North Ave.*

Tenant Finish  
 Units 104 & 105

SCALE:  
 1/8" = 1'-0"

Accu-Tectural  
 Building Concepts  
 715 Horizon Dr.  
 Grand Jct., CO 81506  
 970-245-0200 ext. 245  
 Kelly E. Bond  "Dream Catcher"

Tenant Finish  
 Units 104 & 105

REDCLIFF  
 POINTE  
 28 & NORTH AVE  
 Grand Junction, CO  
 255-6788  
 Ray Davis