

Planning \$ <u>Pd w/ COU</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>68250</u>
FILE # <u>COU-1997-04.29</u>

PLANNING CLEARANCE

33628-483 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 544 Pitkin TAX SCHEDULE NO. 2945-143-32-013

SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING - BLK 139 LOT 1/2 of 19, 21 SQ. FT. OF EXISTING BLDG(S) Res, 6414 Commercial 1291
all of 20

(1) OWNER Bayon Moore NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) ADDRESS 546 Pitkin Av

(1) TELEPHONE 255-7478 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(2) APPLICANT Bayon Moore USE OF ALL EXISTING BLDGS Live In Res. House
Open a sporting good Business Comm. Bldg

(2) ADDRESS 546 Pitkin Av. DESCRIPTION OF WORK & INTENDED USE: update electric
and plumbing, clean up, and make
presentable for Business.

(2) TELEPHONE 255-7478

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-2 Landscaping / Screening Required: YES NO X

SETBACKS: Front Interior from Property Line (PL) or
from center of ROW, whichever is greater Parking Req'mt 7 spaces - leased from
property to west

Side Interior from PL Rear Interior from PL Special Conditions: west

Maximum Height _____
 Maximum coverage of lot by structures _____ Census Tract 1 Traffic Zone 42 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 Bayon Moore Date 12/1/97 5/5/98

Department Approval Justin K. [Signature] Date 12/1/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. but EOU chg 2

Utility Accounting On Cole Date 5-15-98

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)