

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>72708</u>
FILE #

34647-747

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 319 Colorado Ave  
 SUBDIVISION Grand Junction  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER Harry mavrakis  
 ADDRESS 319 Colorado Ave  
 TELEPHONE 242-3667  
 APPLICANT Nick A. Lobato  
 ADDRESS 2489 S. Broadway G.J. 81503  
 TELEPHONE 256-0633

TAX SCHEDULE NO. 2945-143-27-007  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 SQ. FT OF EXISTING BLDG(S) 2580 sq. ft.  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE: Change flat roof to a 4/12 pitch roof.

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  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL  
 MAXIMUM HEIGHT \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: Roof Change only  
 CENSUS TRACT 8 TRAFFIC ZONE 41 ANNEX \_\_\_\_\_

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 Grand Junction 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).

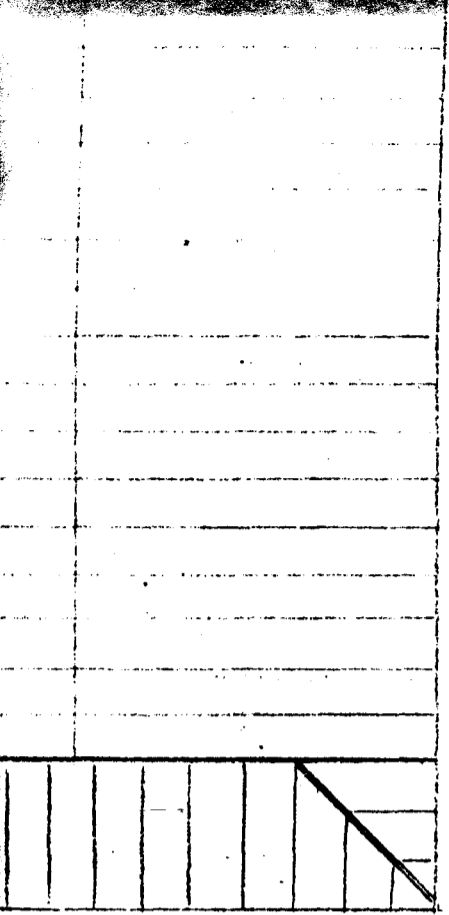
Applicant's Signature Ronnie Edwards Date 11-2-99  
 Department Approval Nick A. Lobato Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/>	W/O No. : <u>No charge</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>11/3/99</u>

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

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

4 | 12  
PITCH Roof

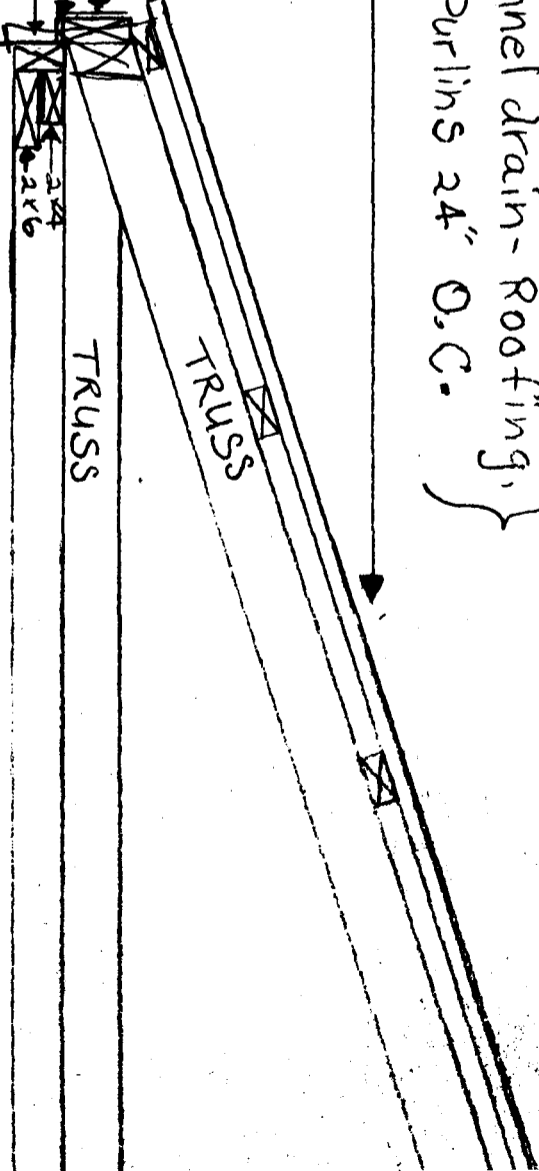


{ Metal Channel drain-Roofing,  
with 2x4-Purlins 24" O.C. }

*Ashe*  
ACCEPTED  
I HEREBY RELEASE THE ARCHITECT OF ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY OR EASEMENTS CAUSED BY THE CONSTRUCTION OF THE PROJECT AND PROPERTY LINES.

4 | 12

2x4 Sub-fascia  
Metal-fascia  
2x4



Pre-cast conc. Roof

1'

Part of front