

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

BLDG PERMIT NO. <u>71513</u>
FILE #

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 1022 Grand Ave TAX SCHEDULE NO. 2945-141-41-D14
SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION -
FILING - BLK 68 LOT 24 thru 32 SQ. FT. OF EXISTING BLDG(S) -
OWNER JOE SPRAGUE NO. OF DWELLING UNITS: BEFORE - AFTER -
CONSTRUCTION
ADDRESS 3615 S. HYRON ST NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
ENGLEWOOD, CO. 80110 CONSTRUCTION
TELEPHONE 303-761-0807 USE OF ALL EXISTING BLDGS Youth Track Inc -
APPLICANT JOE GAMBILL DESCRIPTION OF WORK & INTENDED USE:
ADDRESS 517 28 1/2 Rd #4E group home - teens
TELEPHONE 970-256-0657 remodel kitchen-
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE RMF-64 LANDSCAPING/SCREENING REQUIRED: YES - NO -
SETBACKS: FRONT: - from Property Line (PL) or - from center of ROW, whichever is greater
SIDE: - from PL REAR: - from PL PARKING REQUIREMENT: -
MAXIMUM HEIGHT - SPECIAL CONDITIONS: interior only -
(no change in use)
MAXIMUM COVERAGE OF LOT BY STRUCTURES - CENSUS TRACT 2 TRAFFIC ZONE 36 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 Joe J. Gambill Date 8-10-99
Department Approval Donnie Edwards Date 8-10-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	Existing acct. W/O No. <u>3638</u>
Utility Accounting <u>Kanca</u>			Date <u>8/10/99</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)