

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

BLDG PERMIT NO. <u>71539</u>
FILE # <u>COU-1997-04.18</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

7062-4385

BUILDING ADDRESS 644 North Avenue TAX SCHEDULE NO. 2945-113-00-006

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____ *Interior remodel*

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2403 *in unit #1 space*

OWNER Jack Miller Charles Plaza NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 644 N. Ave. 631 Carlbad Dr. 81523 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

TELEPHONE 241-0246 242-7502 *ext 122* USE OF ALL EXISTING BLDGS Retail / Restaurant

APPLICANT Jack Miller DESCRIPTION OF WORK & INTENDED USE: Light

ADDRESS 631 Carlbad Dr. 81523 *interior remodel - painting, light*

TELEPHONE 241-0246 (241-0751 ext 1156) *electrical * plumbing No structure*

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. change

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 (Building) PB (Parking Lot) LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ *see file*

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: Proposing 28 SEATS at (1 per 3) = 10 parking spaces

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT _____ COU-1997-04.18

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 4 TRAFFIC ZONE 34 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 [Signature] Date Aug 23, 1999

Department Approval [Signature] Date 8/23/99

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>8-23-99</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)