

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

BLDG PERMIT NO. <u>70372</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

5 THIS SECTION TO BE COMPLETED BY APPLICANT *2*

BUILDING ADDRESS 1340 North Ave.
 SUBDIVISION —
 FILING — BLK — LOT —

TAX SCHEDULE NO. 2945-123-00-070
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3900 sq ft Remodel.
 SQ. FT. OF EXISTING BLDG(S) 3900 sq ft

OWNER Jerry Hawkins
 ADDRESS 1340 North Ave.
 TELEPHONE 858-4718

NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT BID CONST.
 ADDRESS 3041 Gunnison Ave
 TELEPHONE 970-523-0141

USE OF ALL EXISTING BLDGS office -
 DESCRIPTION OF WORK & INTENDED USE: (retail)
remove walls and open space
up.

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

3 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *2*

ZONE C-1
 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: interior only - no change in parking requirements
 CENSUS TRACT 6 TRAFFIC ZONE 31 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]
 Department Approval Glennie Edwards

Date 5-27-99
 Date 5-27-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no check use</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/27/99</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)

