

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

BLDG PERMIT NO. <u>74782</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 1710 North Ave. G.D

TAX SCHEDULE NO. 2945-123-25-017

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ∅

FILING _____ BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) 3382

OWNER Poppy Woody

NO. OF DWELLING UNITS: BEFORE ∅ AFTER ∅
CONSTRUCTION

ADDRESS 3406 C 1/2 Rd Palisade 81526

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

TELEPHONE 434-9097

USE OF ALL EXISTING BLDGS Retail

APPLICANT Dwayne Cochran

DESCRIPTION OF WORK & INTENDED USE: open up (2)

ADDRESS 1314 Road Ave. G.D. 81501

walls. Adding (2) walls (1-7'10" +

TELEPHONE WK 257-7725 hm 243-1995

1-18'9") Interior Remodel

✓ 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-1

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SETBACKS: FRONT: — from Property Line (PL) or 55' from center of ROW, whichever is greater
SIDE: 0'/10' from PL REAR: 0'/10' from PL

PARKING REQUIREMENT: Existing

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: Interior Only

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 6a 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 Dwayne M. Cochran

Date 4-17-00

Department Approval Pat Pit

Date 4-17-00

Additional water and/or sewer tap fees are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Deholt</u>			Date <u>4/17/00</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)