

Planning \$ $\emptyset$	Drainage \$ $\emptyset$
TCP \$ 538.00	School Impact \$ $\emptyset$

BLDG PERMIT NO.
FILE # <u>COU-1999-0406</u>

4647-535

**PLANNING CLEARANCE**

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 719 PETKIN AVE TAX SCHEDULE NO. 2945-144-43-004

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 396 sq ft

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 3054, 9 sq ft

(1) OWNER Hilda Landeros NO. OF DWELLING UNITS  
 BEFORE: 4 AFTER: 4 CONSTRUCTION

(1) ADDRESS 541 W. Colorado Ave NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 243-8331 USE OF ALL EXISTING BLDGS 3 offices 1 restaurant

(2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE: Addition

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ convert to restaurant changed from 1 EQU to 2.94 EQU'S

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 I-1 Landscaping / Screening Required: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or 55' from center of ROW, whichever is greater  
 Side 0' from PL Rear 0' from PL  
 Parking Req'mt As per the approved site plan.  
 Special Conditions: 75% of required front yard setback shall be landscaped

Maximum Height 65' Census Tract 2 Traffic Zone 42 Annx # \_\_\_\_\_

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 G.J. 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 Hilda Landeros Date 2/7/99 NO surcharge

Department Approval Beth Park Date 2-1-2000

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 12845

Utility Accounting [Signature] Date 2/9/00

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

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