

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>MSP-2001-089</u>

PLANNING CLEARANCE

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

entry repair

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 525 North Ave
 SUBDIVISION City
 FILING — BLK 7 LOT 1-8

TAX SCHEDULE NO. 2945-142-05-019
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4950
 SQ. FT. OF EXISTING BLDG(S) 4775

X OWNER Ronald W. Dunny
 ADDRESS 2438 IRD L.T.C. 81505

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

TELEPHONE Same

USE OF ALL EXISTING BLDGS taavern

APPLICANT NNC INC

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 525 North Ave

Same

TELEPHONE 970-260-9980

✓ 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 N/A NO _____

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

PARKING REQUIREMENT: no change

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT no

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

CENSUS TRACT 3 TRAFFIC ZONE 35 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 Ronald W. Dunny

Date 8-28-02

Department Approval Ronnie Edwards

Date 8-28-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>8/28/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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