

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
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 2531 N. 12th

TAX SCHEDULE NO. 2945-111-27-002

SUBDIVISION Part # 294511137002

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT 2

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

Village Fair Sub
 OWNER DAH CACHE PRO. LLC

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

ADDRESS 244 N. 7th ST

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

CITY/STATE/ZIP Grand Jct CO 81505

USE OF ALL EXISTING BLDG(S) REST/BAR

APPLICANT DAVIS BUILDERS

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 1634 IN. RD

ADDING DECK

CITY/STATE/ZIP FROLETH CO 81521

\$16,500 value of new deck

TELEPHONE 970-858-8938

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 <u>B-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>5 tables on lawn before deck proposed. Only 4 tables when deck is finished</u>

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).

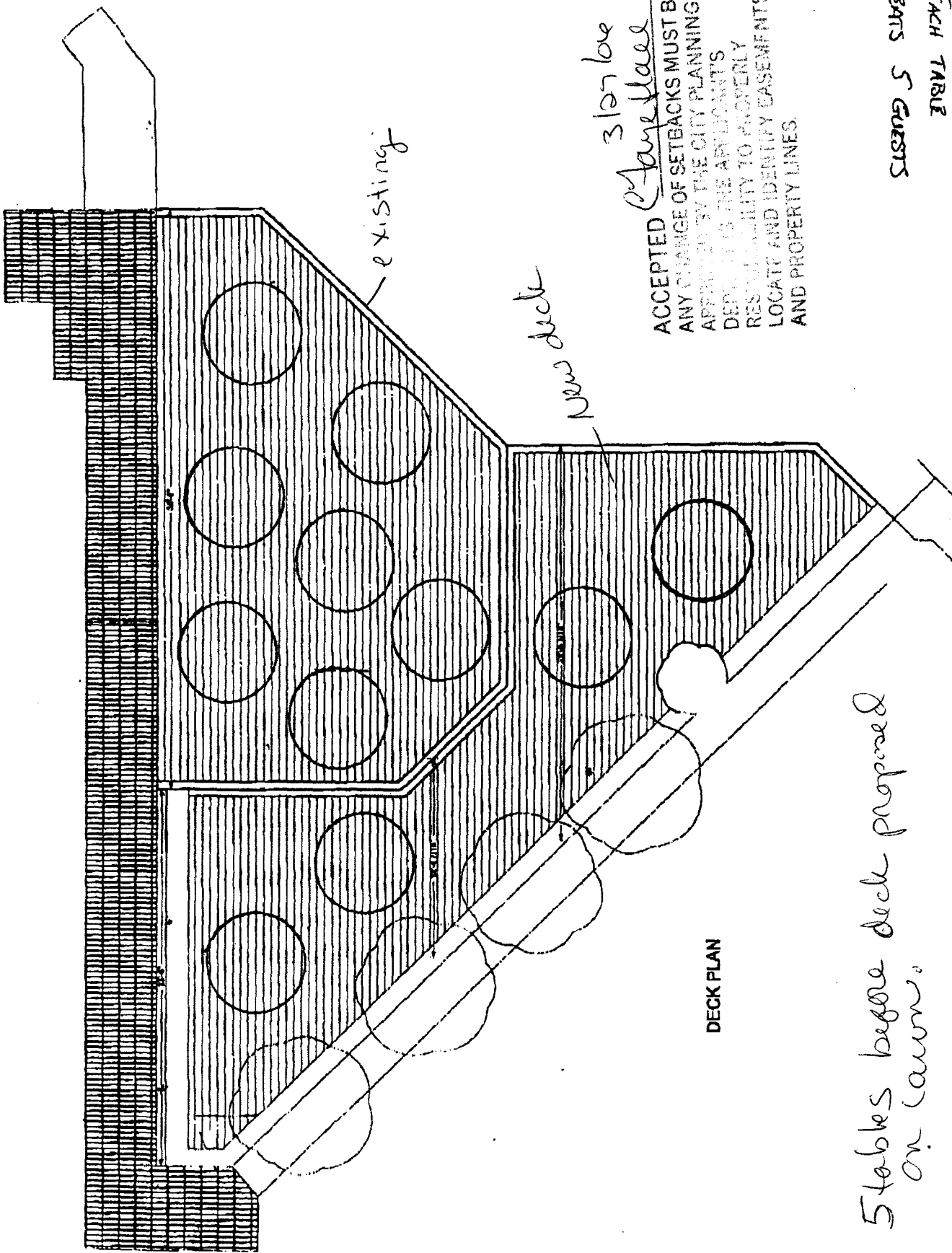
Applicant's Signature [Signature] Date 3-27-06
 Department Approval [Signature] Date 3/27/06

DATE
MAR 27 2006

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>3/27/06</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)



ACCEPTED Change place
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

5 tables before deck proposed
 on lawn.
 with new deck - propose only 4 tables