erion peetign	PLANNING CL
TCP\$ Paid 4	School Impact \$ N/A
Planning \$/0.00	Drainage \$ Paid

BLDG PERMIT NO.						
	2001	110				

**EARANCE** 

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

71110 020 110K 10 02 00	mi adilab bi Air dibarti						
BUILDING ADDRESS 905 STAUTHERS AVE	TAX SCHEDULE NO. 2945- 234-00-010						
SUBDIVISION JEHNYES	SQ. FT. OF EXISTING BLDG(S)						
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 12, 000						
OWNER NEW FFRYES  ADDRESS 2483 DEL MAN DL.  CITY/STATE/ZIP GRAND VUNCTION CD  APPLICANT NES P. VEFFRYES  ADDRESS SAME  CITY/STATE/ZIP  TELEPHONE 201-6781  Submittal requirements are outlined in the SSID (Submittal	MULTI-FAMILY:  NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION  NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION  USE OF ALL EXISTING BLDG(S)AFTER  DESCRIPTION OF WORK & INTENDED USE:						
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>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES X NO						
SETBACKS: FRONT:	PARKING REQUIREMENT: 2/2						
from center of ROW, whichever is greater  SIDE: from PL REAR:/ from PL	SPECIAL CONDITIONS: Shaved parking be tween						
MAX. HEIGHT <u>40</u>	lots 86 on 905 / 126 on 859 Struther						
MAX. COVERAGE OF LOT BY STRUCTURES/A							
Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspectio by the Building Department (Section 307, Uniform Building Code). Prior to issuance of a Planning Clearance. All other required site im Certificate of Occupancy. Any landscaping required by this permireplacement of any vegetation materials that die or are in an unhealth Code.	, by the Community Development Department Director. The structure in has been completed and a Certificate of Occupancy has been issued tequired improvements in the public right-of-way must be guaranteed provements must be completed or guaranteed prior to issuance of a it shall be maintained in an acceptable and healthy condition. The y condition is required by the Grand Junction Zoning and Development						
Four (4) sets of final construction drawings must be submitted and star stamped set must be available on the job site at all times.	mped by City Engineering prior to issuing the Planning Clearance. One						
	ation is correct; I agree to comply with any and all codes, ordinances, nd that failure to comply shall result in legal action, which may include						
Applicant's Signature	125/0 8 Date						
Department Approval	Date 6 25 08						
Additional water and/or sewer tap fee(s) are required:	NO WIONOR LWO 16135						
Utility Accounting Low V. Bonen	Date June 25, 2008						

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)

Planning \$/0.00	Drainage \$ Paid		BLDG PERMIT NO.						
TCP\$ Paid	School Impact \$ N/A		FILE# CUP-2001-119						
The state of the s	PLANNING lan review, multi-family devi	_	ential development) # 3149	jer					
THIS SECTION TO BE COMPLETED BY APPLICANT									
BUILDING ADDRESS 909	SIMINERS AVE	TAX SCHEDULE NO	. 2945-234-00.	-010					
SUBDIVISION JENT	1/25	SQ. FT. OF EXISTI	SQ. FT. OF EXISTING BLDG(S)						
FILING BLK	LOT ${\cal V}$	SQ. FT. OF PROPO	SED BLDG(S)/ADDITONS 12, 00	<i></i>					
OWNER NAMES 2483	TEL MAN DL.	MULTI-FAMILY: NO. OF DWELLIN CONSTRUCTION	NG UNITS: BEFOREAFTER N						
CITY/STATE/ZIP GRAN	/	CONSTRUCTION	ON PARCEL: BEFOREAFTER						
APPLICANT VAMES	8150-	USE OF ALL EXIST	ING BLDG(S) PESTAURANT	D O					
ADDRESS SAME			Sects - 11Am - WORK & INTENDED USE:	/ ICP					
CITY/STATE/ZIP		BUILDINI	b, COMMENDIAU PESTAU	PRAME					
TELEPHONE 201 -	678] re outlined in the SSID (Submi	ttal Standards for Impro	ovements and Development) documen	 ot.					
·	THIS SECTION TO BE COMPLETED BY C		-						
zone <u>C-2</u>		LANDSCAPING/SC	REENING REQUIRED: YES X NO						
from center of RC	from Property Line (PL) or DW, whichever is greater REAR: _//) from PL	PARKING REQUIRE	•						
MAX. HEIGHT 44	•		905 /126 on 859 St	rather					
MAX. COVERAGE OF LOT BY	10/3/08		7						
Modifications to this Planning Clauthorized by this application carby the Building Department (Secprior to issuance of a Planning Certificate of Occupancy. Any replacement of any vegetation in Code.	earance must be approved, in wri not be occupied until a final inspe- tion 307, Uniform Building Code, Clearance. All other required site landscaping required by this pe laterials that die or are in an unhea	ting, by the Community D ction has been completed by Required improvement improvements must be firmit shall be maintained althy condition is required	evelopment Department Director. The stri and a Certificate of Occupancy has been i is in the public right-of-way must be guara completed or guaranteed prior to issuance in an acceptable and healthy condition by the Grand Junction Zoning and Develo	ucture issued anteed te of a n. The pment					
Four (4) sets of final construction stamped set must be available of	drawings must be submitted and on the job site at all times.	stamped by City Engineer	ring prior to issuing the Planning Clearance	∍. One					
	which apply to the project. I unde		e to comply with any and all codes, ordina bly shall result in legal action, which may ir						
Applicant's Signature		6/25/08	Date						
Department Approval	do les	olt	Date 6 25 0%						
Additional water and/or sewer ta	p fee(s) are required: YES	NO	WONDRIWO 16135	5					
Utility Accounting	V. Barren		Date June 25, 200	8					
VALID FOR SIX MONTHS	FROM DATE OF ISSUANCE (Se	ection 2.2.C.1 Grand Ju	nction Zoning and Development Code	<b>;</b> )					

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