

FEE \$ N/C

BLDG PERMIT NO. 49810

PLANNING CLEARANCE

F/O (site plan review, multi-family development, non-residential development)
217 White = 2001-0080 Grand Junction Community Development Department

231 White - 2001-0100 - F/O THIS SECTION TO BE COMPLETED BY APPLICANT 217 White - #2945143-11-003
BLDG ADDRESS 217 231 White Ave TAX SCHEDULE NO. 231 #2945-143-11-005

SUBDIVISION none SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 98 LOT (5)(819) SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER D. How Research NO. OF DWELLING UNITS
(1) ADDRESS City Marketing BEFORE: 2 AFTER: 0 CONSTRUCTION

(1) TELEPHONE 2410750 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 0 CONSTRUCTION

(2) APPLICANT MTH Corp USE OF ALL EXISTING BLDGS empty/abandon

(2) ADDRESS 1920 Hawthorne DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 2442988 demolition of existing houses

✓ 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 B-3 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt _____
_____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: Replacement not planned at this time

Maximum Height _____ CENSUS TRACT 3 TRAFFIC ZONE 35
Maximum coverage of lot by structures _____

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 [Signature] Date Sept 14 94

Department Approval [Signature] Date 9-14-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting [Signature] Date 9-14-94

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

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