

FEE \$	5.00
TCP \$	_____
DRAINAGE FEE \$	_____

BLDG PERMIT NO.	52797
FILE #	_____

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

1064-2220-06-0

BLDG ADDRESS 2525 Broadway TAX SCHEDULE NO. 2945-153-00-103

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

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

(1) OWNER Diamond Shamrock NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 520 E. 56th Ave
Denver, CO 80210 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 303-293-6626 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT The Deer Creek Corp DESCRIPTION OF WORK & INTENDED USE: New

(2) ADDRESS 6005 S Vivian St
LITTLETON CO 80127 Building Fascia & Tarating

(2) TELEPHONE 303-992-2310

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE C-1 LANDSCAPING / SCREENING REQUIRED: YES _____ NO _____

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

Side _____ from PL Rear _____ from PL

Maximum Height _____

Maximum coverage of lot by structures _____ CENS.T. 14 T.ZONE 96 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 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 Donald Bull Date 5-17-95

Department Approval Marcia Babideaux Date 5-17-95

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

Utility Accounting Mellie Fowler Date 5-17-95

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)