

FEE \$	5,00
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	52798
FILE #	

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3002-2055-04-7



*** THIS SECTION TO BE COMPLETED BY APPLICANT ***

BLDG ADDRESS 201 North Ave. TAX SCHEDULE NO. 2945-142-02-013

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

FILING _____ BLK 10 LOT 1-8 SQ. FT. OF EXISTING BLDG(S) _____

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

(1) ADDRESS 520 E. 56th Ave NO. OF BLDGS ON PARCEL
Denver, CO 80216 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 Pl Fascia & Painting
Littleton CO 80121

(2) TELEPHONE 303-932-2310

✓ 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-2 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: Change Fascia - Any
changes to signs require sign permit

Maximum Height _____ CENS.T. 3 T.ZONE 35 ANNEX # _____

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 Donald Brun Date 5-17-95

Department Approval _____ Date _____

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

Utility Accounting Millie 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)