

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51363

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 810 WHITE AVE. TAX SCHEDULE NO. 2945 144 - 04 - 008
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 85 LOT 29-32 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER JAY BLISS NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 2593 1/2 Galloway Ln
 (1) TELEPHONE 242-4369 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT BRICKLIFF BUILDERS, LTD. USE OF ALL EXISTING BLDGS APARTMENTS
 (2) ADDRESS 316 Cedar St G.S. 81523 DESCRIPTION OF WORK & INTENDED USE: TRUSS ROOF
 (2) TELEPHONE 242-2212 Addition

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
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Special Conditions: New roof w/ new pitch, no exp. or add.
 CENSUS TRACT 2 TRAFFIC ZONE 41

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).

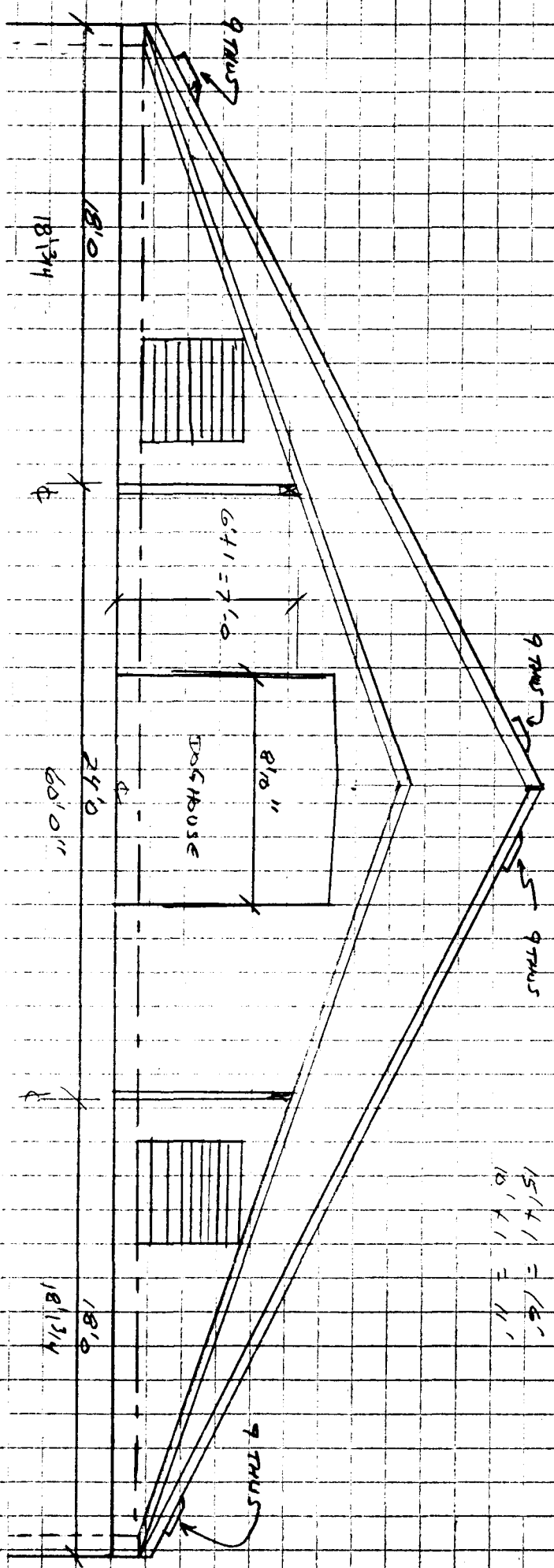
Applicant's Signature [Signature] Date 3-7-95
 Department Approval [Signature] Date 3-7-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Jackie J. Berry Date 3/7/95

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

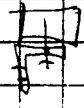
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

JAY BLISS
 810 WHITE HUB.
 TERRY APTS.



15'4" = 16'
 10'4" = 11'

6'12" : 4'12"
 10'4" : 11'



3'6" = 1'6"