

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>102518</u>
FILE # <u>SPP-1997-013</u>

PLANNING CLEARANCE

117-1020-05-7
 3017-1030-06-4
 3017-1010-08-2

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

Grand Junction Community Development Department

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* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS 94 1/2 960 BOOKLIFE AVE TAX SCHEDULE NO. 2945-111-03-001 002

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

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

(1) OWNER COLLEGE STATION LLC NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS P.O. Box 3609

(1) TELEPHONE 243-4900 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT JOHN NEWELL USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 553 25 1/2 ROAD DESCRIPTION OF WORK & INTENDED USE: DEMOLITION

(2) TELEPHONE 242-3548 OF EXISTING STRUCTURES

✓ 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 RMF-64 Landscaping / Screening Required: YES N/A NO _____

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

Side _____ from PL Rear N/A from PL Special Conditions: for stucco apts & brick house

Maximum Height _____ only - NOT TO INCLUDE STONE HOUSE

Maximum coverage of lot by structures _____ Genus Tract _____ Traffic Zone _____ Annx # _____

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 10-14-97

Department Approval [Signature] Date 10/14/97

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

Utility Accounting [Signature] Date 10-14-97

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)

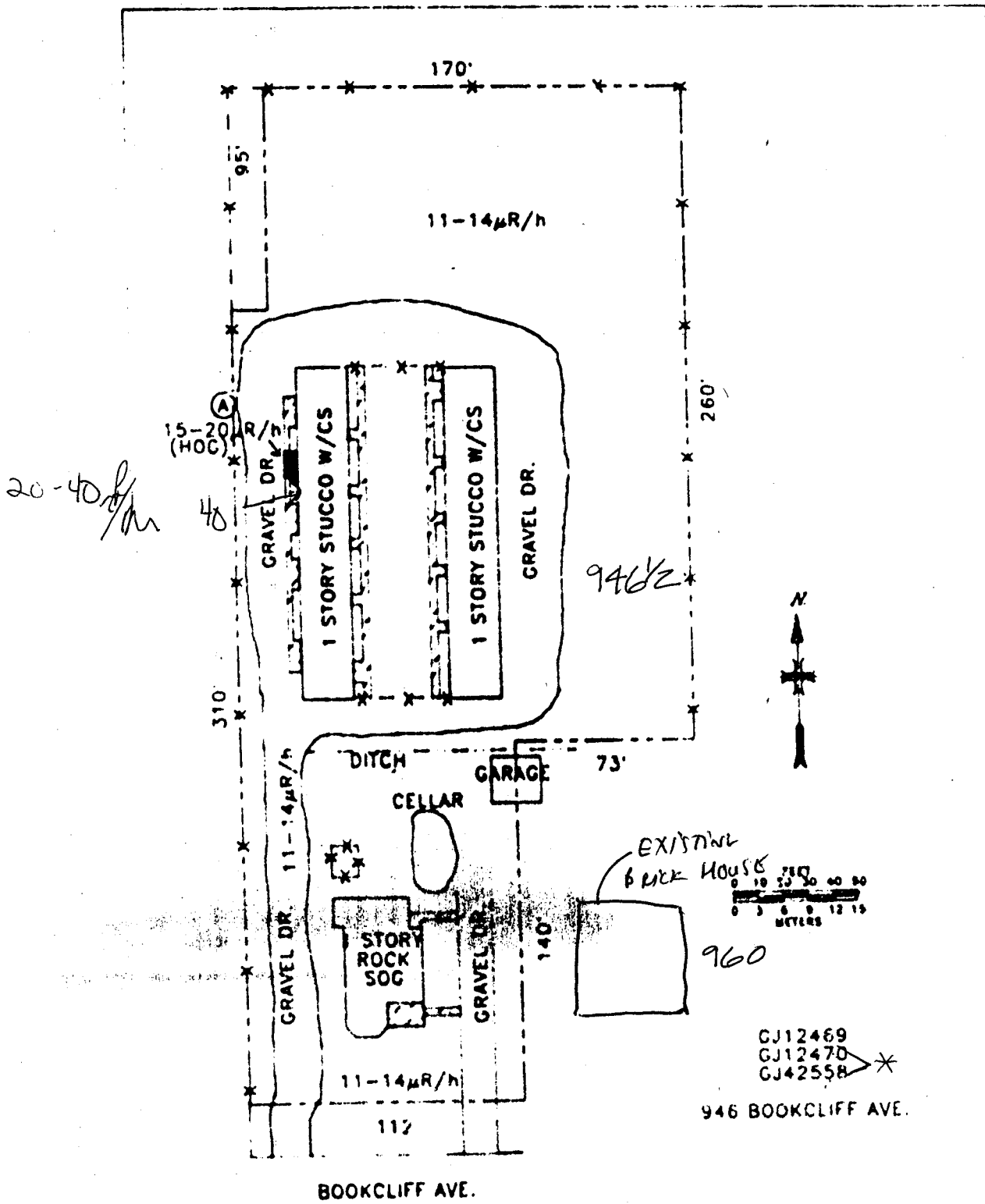


Figure 2. Location GJ12469/GJ12470/GJ42558 - 946 Bookcliff Avenue, Grand Junction, Colorado.

JAA/TDH