

Planning \$ <del>5.00</del> 5.00	Drainage \$ NA
TCP \$ NA	School Impact \$ NA

BLDG PERMIT NO. 62844
FILE #

### 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 460 GRAND AVE TAX SCHEDULE NO. 294514240008  
 SUBDIVISION OLD CITY PLAT SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 FILING BLK 74 LOT 17-20 SQ. FT. OF EXISTING BLDG(S) 1800 #  
 (1) OWNER FIRST ASSEMBLY NO. OF DWELLING UNITS  
OF GOLD BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (1) ADDRESS 402 GRAND AVE  
 (1) TELEPHONE 243-0731 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT PARKERSON CONST USE OF ALL EXISTING BLDGS OLD APARTMENT HOUSE  
SUBSTANCE PRO PERMITS  
 (2) ADDRESS 710 S. 15 GRAND DESCRIPTION OF WORK & INTENDED USE: DEMO  
 (2) TELEPHONE (970) 242-8134 OF BUILDINGS LEVELING  
JANA 243-6763 SITE

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 NA - DEMO from Property Line (PL) or  
NA - DEMO from center of ROW, whichever is greater Parking Req'mt NA - DEMO  
 Side NA - DEMO from PL Rear NA - DEMO from PL Special Conditions: DEMO PERMIT ONLY  
 Maximum Height NA - DEMO  
 Maximum coverage of lot by structures NA - DEMO Census Tract 3 Traffic Zone 35 Annx # NA - DEMO

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 Jana K. Brigham Date 11/10/97

Department Approval [Signature] Date 11/10/97

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

Utility Accounting CM Cole Date 11/10/97

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)

**PAID**  
**NOV 10 1997**  
**CM**