

Planning \$ <u>500 (already paid) RSC</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>62918</u>
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 400 Main St. TAX SCHEDULE NO. 2945-143-16-007
 SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK 103 LOT 31,32 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER AMILI L.L.C. NO. OF DWELLING UNITS
 BEFORE: — AFTER: — CONSTRUCTION
 (1) ADDRESS 2240 KNOLLWOOD LN
GJ P1505 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 970-243-1937 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT KETCHUM CONSTRUCTION USE OF ALL EXISTING BLDGS retail, restaurant
 (2) ADDRESS 979 25 RD. GJ. CA 81505 DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE 970-245-3545 DEMOLITION OF NON STRUCTURAL WALLS & FLOORS ONLY.

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 — from center of ROW, whichever is greater Parking Req'mt DDA area
 Side — from PL Rear — from PL Special Conditions: Demolition
Only - for later interior remodel for offices
 Maximum Height — Census Tract 1 Traffic Zone 12 Annx # —
 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 [Signature] Date 11-14-97

Department Approval Ronnie Edwards R.P. Date 11-14-97

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

Utility Accounting — Date —

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)