

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>02557</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 432 NORTH AVENUE TAX SCHEDULE NO. 2945-113-15-012

SUBDIVISION SHERWOOD ADD. EXC. SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING BLK 11 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER BMC WEST CORPORATION NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS P.O. BOX 8008 BOISE, ID.

(1) TELEPHONE (970) 242-1736 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(2) APPLICANT J. DYER CONST., INC. USE OF ALL EXISTING BLDGS WAREHOUSE/RETAIL

(2) ADDRESS 603 ROOD AVE. DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE (970) 245-8610 NEW ENTRY FACADE.

**PAID**

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

OCT 21 1997

ZONE C-2 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_

Parking Req'mt \_\_\_\_\_  
 Special Conditions: Interior Remodel  
No Change in Use

Genus Tract 4 Traffic Zone 34 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 Jack K. Dyer Date 10/21/97

Department Approval Lucrecia J. Castillo Date 10-21-97

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

Utility Accounting CM Cole Date 10/21/97

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)