

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

BLDG PERMIT NO. <u>102447</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 2650 NORTH AVE TAX SCHEDULE NO. 2945-124-00-022

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 34,500

(1) OWNER GRAND VALLEY CONSTRUCTION NO. OF DWELLING UNITS  
Comp. Exc.  
 BEFORE: 0 AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 3761 Nth 15th CT NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 260-1964

(2) APPLICANT NEW DIMENSIONS USE OF ALL EXISTING BLDGS RETAIL SALES

(2) ADDRESS 3761 Nth 15th CT DESCRIPTION OF WORK & INTENDED USE: DEMO.

(2) TELEPHONE 260-1964 Interior Walls 2 - Exterior Walls

✓ 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 C-1 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req't \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Special Conditions: Demo

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ Genus Tract 10 Traffic Zone 31 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 10-12-97

Department Approval [Signature] Date 10-13-97

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

Utility Accounting [Signature] Date 10-13-97 TR 82467

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)