

Planning \$ <u>1000</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>61117</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 460 NORTH AVE TAX SCHEDULE NO. 2945-113-00-005
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER BMC WEST (DENNIS LUMICK) NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 432 NORTH AVE
 (1) TELEPHONE 242-1736 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 0 CONSTRUCTION
 (2) APPLICANT SUREL CONSTRUCTION USE OF ALL EXISTING BLDGS _____
 (2) ADDRESS 216 NORTH AVE SUITE #1 DESCRIPTION OF WORK & INTENDED USE: DEMO
 (2) TELEPHONE 242-1436 EXISTING BUILDING

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-2 Landscaping / Screening Required: YES _____ NO _____
5th 40' from CL.
 SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt _____
North 55' from center of ROW, whichever is greater
 Side 0 from PL Rear 0 from PL Special Conditions: _____
 Maximum Height 40'
 Maximum coverage of lot by structures _____ Census 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 [Signature] Date July 9, 1997
 Department Approval [Signature] Date 7/9/97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3003-2360-08-D
 Utility Accounting [Signature] Date 7-9-97

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)