

Planning \$ <u>—</u>	Drainage \$ <u>887.5</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>62730</u>
FILE # <u>SPR-1997-152</u>

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 18,500
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 34,500
 (1) OWNER Gay Cook NO. OF DWELLING UNITS
 BEFORE: — AFTER: — CONSTRUCTION
 (1) ADDRESS PO Box 240186 Overhead Lake
MA 148324
 (1) TELEPHONE 810-739-6910 NO. OF BLDGS ON PARCEL
 BEFORE: — AFTER: — CONSTRUCTION
 (2) APPLICANT (same) USE OF ALL EXISTING BLDGS no retail
 (2) ADDRESS — DESCRIPTION OF WORK & INTENDED USE: remodel exg.
bdg. / new bldg to retail mall
 (2) TELEPHONE —

✓ 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'mt —
 Side — from PL Rear — from PL Special Conditions: —
 Maximum Height —
 Maximum coverage of lot by structures — Census Tract 6 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 Jay L. Cook, Pres. Date 5/30/97
 Department Approval [Signature] Date 12/10/97
 Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 12,075 Equ avail = 34500
water tap 10757 is actually less.
 Utility Accounting [Signature] Date 12-10-97

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)