

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

BLDG PERMIT NO. <u>07429</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 107 GRAND AVE. TAX SCHEDULE NO 2945-143-01-015
 SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING — BLK 78 LOT 1-5 of 10 SQ. FT. OF EXISTING BLDG(S) 2,400
 (1) OWNER LECO INC. NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 107 GRAND AVE.
 (1) TELEPHONE 242-5857 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT EISENMAN CONST. INC. USE OF ALL EXISTING BLDGS LECO STORE
 (2) ADDRESS P.O. 1530, PARKSIDE DESCRIPTION OF WORK & INTENDED USE: _____
 (2) TELEPHONE 242-3471 DEMOLITION - FIRE DAMAGE

✓ 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 _____
 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 ~~DEMOLITION~~ Demo work
 Genus Tract 1 Traffic Zone 43 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 10/22/98
 Department Approval [Signature] Date 10-22-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 10/22/98

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)