

Planning \$ <u>10</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>6031099</u>
FILE # <u>SPR-1997-208</u>

*Demo Only*

### 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 2460 Hwy 6450 TAX SCHEDULE NO. 2945-091-14-001  
 SUBDIVISION Mesa Mall East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2024  
 FILING — BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2600  
 (1) OWNER Mike & Teri Gunter NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION  
 (1) ADDRESS 2460 1/2 Hwy 6450 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE 257-0922  
 (2) APPLICANT Tom Bucke USE OF ALL EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 300 Main St #101 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-0564 81501 (Demo Only!)

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 0' from PL Rear 0' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions: Separate planning clearance will be issued for lube shop construction  
 Maximum coverage of lot by structures \_\_\_\_\_ Genus Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ 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 1-22-98  
 Department Approval [Signature] Date 1-22-98  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. Demo Only  
 Utility Accounting [Signature] Date 1-22-98

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)