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|-------------|---|------------------|---|
| Planning \$ | — | Drainage \$ | — |
| TCP \$ | — | School impact \$ | — |

WORKS PERMIT NO 106713
 FILE # COU-1448-04.09

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 400 Grand Ave TAX SCHEDULE NO 2945-143-21-015
 SUBDIVISION City of Grand Junction SQ FT OF PROPOSED BLDG(S)/ADDITION 1100
 FILING BLK 113 LOT 14 SQ FT OF EXISTING BLDG(S) 3000 sq ft
 (1) OWNER W. J. ... NO OF DWELLING UNITS
 BEFORE 0 AFTER 0 CONSTRUCTION
 (2) ADDRESS 300 ... NO OF BLDGS ON PARCEL
 BEFORE 0 AFTER 10 CONSTRUCTION
 (3) APPLICANT ... USE OF ALL EXISTING BLDGS _____
 (4) ADDRESS ... DESCRIPTION OF WORK & INTENDED USE ...
 (5) TELEPHONE ... work to all ...

✓ 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 B-3 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 _____
 Census Tract _____ Traffic Zone _____ Area _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. 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 easements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site work 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 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 issuance of a 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 enforcement action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 8/10/98
 Department Approval [Signature] Date 8/28/98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 2136-22788
 Utility Accounting [Signature] watch wtr consumption Date 9-1-98

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)