

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

BLDG PERMIT NO. <u>65574-1</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 501 MAIN TAX SCHEDULE NO. APPLIED FOR

SUBDIVISION EMERALD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1#

FILING _____ BLK 104 LOT 73429 SQ. FT. OF EXISTING BLDG(S) 18,752

(1) OWNER WISDOM PROMERSON NO. OF DWELLING UNITS BEFORE 1# AFTER: _____ CONSTRUCTION

(1) ADDRESS 2000 S. DEAN, CO. NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-243-1120 USE OF ALL EXISTING BLDGS DEMOLITION

(2) APPLICANT 200 IMPROVEMENTS LLC DESCRIPTION OF WORK & INTENDED USE: DEMOLITION

(2) ADDRESS 400 N. D. 62, CO. NO NEW WATER OR SEWER

(2) TELEPHONE 970-243-0516

✓ 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 _____

Parking Req'mt _____

Special Conditions: DEMO ONLY - ANY ADDITIONAL WORK WILL REQ. ADDITIONAL REVIEW.

Genusus Tract 1 Traffic Zone 42 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 6-2-98

Department Approval [Signature] Date 6-9-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____

Utility Accounting B. Raymond Date 6/9/98

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)