

Planning \$ Pd w/ SPR	Drainage \$ NA
TCP \$ NA	School Impact \$ NA

BLDG PERMIT NO. 105509
FILE # SPR-1997-197

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 1730 North Ave TAX SCHEDULE NO. 2945 123 25 013

SUBDIVISION Elmwood Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3700

FILING NA BLK 7 LOT 13914 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Nobert Lukas NO. OF DWELLING UNITS BEFORE: _____ AFTER: NA CONSTRUCTION

(1) ADDRESS 1650 Gunpowder Dr. Boulder Co 80301-3387 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT NorMax Management Services USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 739 Horizon Dr. Grand Junction 81506 DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 970-243 6614 Demo Restaurant

✓ 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 0 from PL Rear 0 from PL Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract _____ Traffic Zone _____ Annx # _____

NA FOR DEMOLITION ONLY

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 Cheryl K. [Signature] Date 5-4-98

Department Approval [Signature] Date 5/4/98

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

Utility Accounting [Signature] Date 5/4/98

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)