

Planning \$	500	Drainage \$	-
TCP \$	-	School Impact \$	-

BLDG PERMIT NO.	73000
FILE #	SPR-1999-244

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

50246-4268

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2884 N. Ave
 SUBDIVISION N/A
 FILING N/A BLK N/A LOT N/A
 OWNER Super Wash
 ADDRESS 707 W. Lincoln Way
Meridian Hill, 61270
 TELEPHONE 815 772-2111
 APPLICANT SKyline Contracting Inc
 ADDRESS 3189 Mesa Ave
 TELEPHONE 434 9121

TAX SCHEDULE NO. 2943-074-00-972
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION none
 SQ. FT OF EXISTING BLDG(S) -
 NO. OF DWELLING UNITS: BEFORE - AFTER -
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE - AFTER -
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Am. Legion & house
 DESCRIPTION OF WORK & INTENDED USE: Demo -
existing bldgs 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-1
 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 _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: Demo only -
no new construction til approved
 CENSUS TRACT 6 TRAFFIC ZONE 30 ANNEX _____

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 Grand Junction 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 Michael A. Kellner
 Department Approval Ronnie Edwards

Date 11/22/99
 Date 11/22/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>11/22/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)