

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78147</u>
FILE # <u>COU-2000-04.12</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2650 North Avenue TAX SCHEDULE NO. 2945-124-00-022
SUBDIVISION Red Cl. PA Pointe SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA 8500
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) NA
OWNER Jay L. Cooke NO. OF DWELLING UNITS: BEFORE 0 AFTER _____
ADDRESS P.O. Box 240186 Orchard Lake, MI 48324 CONSTRUCTION
TELEPHONE 248-362-8161 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
APPLICANT Edward N. Slater USE OF ALL EXISTING BLDGS Retail/Warehouse
ADDRESS 2650 North Ave Grand Junction DESCRIPTION OF WORK & INTENDED USE: Remodeling
TELEPHONE 970-248-8000 retail/office space for Nautilus;
retail warehouse space
* 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: 15 from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: 0 from PL REAR: 10 from PL PARKING REQUIREMENT: 110 spaces
MAXIMUM HEIGHT 40 SPECIAL CONDITIONS: SEE PARKING BREAKDOWN
MAXIMUM COVERAGE OF LOT BY STRUCTURES 100% N/A CENSUS TRACT 6 TRAFFIC ZONE 31 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 [Signature] Date 11/2/00
Department Approval [Signature] Date 11/17/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>None</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/20/00</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)