

FEE \$ 20.00 - paid

BLDG PERMIT NO. 49461

### 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 145 N. 4th St. TAX SCHEDULE NO. 2945-143-15-005

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3340

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 6665

(1) OWNER Home Loan & Investment NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 145 N. 4th St. NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-6600 USE OF ALL EXISTING BLDGS offices

(2) APPLICANT same DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ New Addition

✓ 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 Parking Req'mt met as per code  
25 from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: see file #56-94

Maximum Height 40

Maximum coverage of lot by structures \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

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 6/17/94

Department Approval Kathy Portman Date 6/16/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 1007-1410-01-2

Utility Accounting [Signature] Date 6-17-94

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

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

DATE SUBMITTED March 24, 1994

BUILDING PERMIT NO. 49461

FEE \$ 120.00

### PLANNING CLEARANCE

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

BLDG ADDRESS 145 N. 4<sup>TH</sup> ST. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6,162<sup>sq</sup>  
 SUBDIVISION N/A SQ. FT. OF EXISTING BLDG(S) 6,655<sup>sq</sup>  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF FAMILY UNITS N/A  
 TAX SCHEDULE NO. 2945-143-15-005 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
 OWNER HOME LOAN INVEST. USE OF EXISTING BLDGS OFFICE  
 ADDRESS 145 N. 4<sup>TH</sup> ST. DESCRIPTION OF WORK AND INTENDED USE:  
 TELEPHONE 243-6600 2<sup>ND</sup> Story Addition

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE B R-3 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
 SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0 from property line GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Rear 0 from property line CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_  
 Maximum Height NC Parking Req't See file  
 Maximum coverage of lot by structures \_\_\_\_\_ File Number # 56-901  
 Landscaping/Screening Req'd \_\_\_\_\_ Special Conditions: Increased PIF of \$127.50  
Must be approved by Engineer's approval & using ROW for construction of parking & pedestrian access

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature [Signature]  
 Date Approved 4/6/94 Date 4-5-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)