

FEE \$ Prd w/ SUP

BLDG PERMIT NO. 52428

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

*LPC*

26-1860-05-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1003 MAIN STREET TAX SCHEDULE NO. 2945-144-23-001

SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 112 LOT 1-4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Resource Center NO. OF DWELLING UNITS  
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 1129 Colorado Ave G.J.

(1) TELEPHONE 303-243-0190 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Folkestad/Mendoza Allison USE OF ALL EXISTING BLDGS Resource Center

(2) ADDRESS P.O. Box 4542 G.J. DESCRIPTION OF WORK & INTENDED USE: Interior

(2) TELEPHONE 303-245-1434 Remodel exterior siding

✓ 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 10  
— from center of ROW, whichever is greater

Side Interior from PL Rear — from PL  
Special Conditions: see file #126-94

Maximum Height —  
Maximum coverage of lot by structures — CENSUS TRACT 2 TRAFFIC ZONE 41

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 Sharon Chaffee Date 6/9/95

Department Approval Kathy Porten cto 9/19/95 Date 6-9-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - is sufficient

Utility Accounting Millie Fowler Date 6-9-95

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)