

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	53555
FILE #	—

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 300 MAIN ST. #302 TAX SCHEDULE NO. 2945-143-49-005

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S) REMODEL ADDITION 941

FILING — BLK 102 LOT 30-32 SQ. FT. OF EXISTING BLDG(S) 20,667

(1) OWNER NANCY KESSNER-WILSON NO. OF DWELLING UNITS
 BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 300 MAIN #201 NO. OF BLDGS ON PARCEL
 BEFORE: — AFTER: — CONSTRUCTION

(1) TELEPHONE 241-2801 USE OF ALL EXISTING BLDGS OFFICE

(2) APPLICANT TOUCHSTONE CONST. DESCRIPTION OF WORK & INTENDED USE:
OFFICE/TENANT FINISH

(2) ADDRESS Same

(2) TELEPHONE 245-9629

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

** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

ONE B-3 Landscaping / Screening Required: YES NO

SETBACKS: Front — from Property Line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL Special Conditions: Interior remodel only

Maximum Height — CENS.T. 1 T.ZONE 42 ANNEX # —
 Maximum coverage of lot by structures —

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 Nancy Edman Wilson Date 9/24/95

Department Approval Ronnie Edwards Date 9/25/95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1006-1120-03-5

Utility Accounting R. Edwards Date 9-25-95

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)