

FEE \$	<u>500</u>
TCP \$	<u>—</u>
DRAINAGE FEE \$	<u>—</u>

BLDG PERMIT NO.	53375
FILE #	<u>53375</u>

PLANNING CLEARANCE

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

1006-1120-03-5

✓ STB

BLDG ADDRESS 300 main st. TAX SCHEDULE NO. 2945-143-15-007

SUBDIVISION City of G. J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING — BLK 102 LOT 30-32 SQ. FT. OF EXISTING BLDG(S) 21,000 ±

(1) OWNER 300 main st. Ventures NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 300 main # 201

(1) TELEPHONE 241-2801 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT BURKE CONST. USE OF ALL EXISTING BLDGS COMMERCIAL

(2) ADDRESS 336 main st DESCRIPTION OF WORK & INTENDED USE: TENANT

(2) TELEPHONE 243-0564 FINISH SUITE 101

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

ZONE 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: no change in use.

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 1 T.ZONE 42 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 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 Tom Paul Date 9/11/95

Department Approval Ronnie Edwards Date 9/11/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. No Add'l PFE due

Utility Accounting Mellicie Fowler Date 9-11-95 Change ERU to 60% full

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)