

FEE \$ Pd w/ SPR
TCP \$ 400.00
DRAINAGE FEE \$ 0

BLDG PERMIT NO. 58169
FILE # SPR-96-225

3004-1180-02-4 site plan review, multi-family development, non-residential development)  
 Grand Junction Community Development Department

*LTP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 315 KENNEDY TAX SCHEDULE NO. 2945-113-16-010  
 SUBDIVISION SHERWOOD ADDITION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1045  
 FILING \_\_\_\_\_ BLK 12 LOT 1 SQ. FT. OF EXISTING BLDG(S) 3085  
 (1) OWNER RICHARD MAYNARD NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (1) ADDRESS 315 KENNEDY  
 (1) TELEPHONE 243-3699 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT GREGG ASSOC USE OF ALL EXISTING BLDGS OFFICE  
 (2) ADDRESS 1161 WHITE AVE DESCRIPTION OF WORK & INTENDED USE:  
 (2) TELEPHONE 245-9654 ADDITION OF OFFICE/RECEPTION  
(no add'l employees)

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-1 Landscaping / Screening Required: YES  NO \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0 (10') from PL Rear 0 from PL Special Conditions: Dev Impr Agreement &  
Guarantee required if no landscaping prior  
 Maximum Height \_\_\_\_\_ CENS.T. 4 T.ZONE 3A ANNEX # to C.O.  
 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 [Signature] Date 10/4/96  
 Department Approval [Signature] Date 11/12/96  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 11-12-96

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)

LANDSCAPING

295 SF LANDSCAPING

LANDSCAPING

EXT DOOR

ROOF DRAIN

ROOF OUTLINE

ROOF DRAIN

ROOF DRAIN

CONC. WALKWAY

EXT DOOR

1050 SF ADDITION

EXT DOOR

ACCEPTED KCA 11/2/96  
ANY CHANGE CONTRACTS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE OWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

(25 PARKING SPACES REQUIRED FOR COMBINED BUILDINGS - 7,350 SF)

EXT DOOR

3300 SF EXISTING

CONC. WALKWAY

EXT DOOR

PROF

EXT DOOR

ROOF DRAIN

ELEC

ROOF OUTLINE

ANTENNA

ANTENNA

ROOF DRAIN