

FEE \$	5 ⁰⁰
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	54820
FILE #	

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1500. S.F. Remodel

1006-1120-03.5

*** THIS SECTION TO BE COMPLETED BY APPLICANT ***

BLDG ADDRESS 300 Main St. #304 TAX SCHEDULE NO. 2945-143-49-005

SUBDIVISION 300 Main Condominiums SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 20,667±

(1) OWNER Nancy E. Kaiser Wilson NO. OF DWELLING UNITS
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 300 Main #201

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

(2) APPLICANT Touchstone Const. USE OF ALL EXISTING BLDGS offices

(2) ADDRESS 300 Main #201 DESCRIPTION OF WORK & INTENDED USE: Office-Tenant Finish

(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't — DDA Area —
or — from center of ROW, whichever is greater
Special Conditions: Interior Remodel

Side — from PL Rear — from PL

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 Nancy Kaiser Wilson Date 1/8/96

Department Approval Robin Edwards Date 1/8/96

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

Utility Accounting Millie Fowler Date 1-8-95

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)