

FEE \$	5.00
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	N/A
FILE #	

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1006-0910-07-1

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 303 Main Street TAX SCHEDULE NO. 2945-143-22-001
G.R.A 301-307 Main Street Upstairs

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Joni Cortese (Roger Schafar) NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS P.O. Box 4345 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 241-3482 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Roger Schafar DESCRIPTION OF WORK & INTENDED USE: Interior remodeling

(2) ADDRESS P.O. Box 4345

(2) TELEPHONE 241-3482

✓ 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 X

SETBACKS: Front _____ from Property Line (PL) Parking Req't X
 or 25' from center of ROW, whichever is greater
 Side 0 from PL Rear _____ from PL
 Special Conditions: Interior remodel, no
chang of use

Maximum Height 40
 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 Roger Schafar Date 8/29/96

Department Approval Philip Felton Date 8/29/96

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

Utility Accounting Millie Fowler Date 8-29-96 in use

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)