

FEE \$	5-
TCP \$	-
DRAINAGE FEE \$	-

BLDG PERMIT NO.	59930
FILE #	

PLANNING CLEARANCE

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

PC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 446 Main TAX SCHEDULE NO. 2945-143-16-015

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

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

(1) OWNER Virginia Raso NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 446 Main

(1) TELEPHONE 245-8527 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT Virginia Raso/Nieshus NO. OF ALL EXISTING BLDGS Office

(2) ADDRESS 446 Main DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 245-8527 add interior walls, electrical circuit added.

✓ 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 _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: Interior Remodel - No change in use

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 [Signature] Date 1-31-96

Department Approval [Signature] Date 1-31-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1006-1310-12-3

Utility Accounting [Signature] Date 1-31-96

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)