

FEE \$ <u>PA W/SPR</u>
TCP \$ <u>NONE</u>
DRAINAGE FEE \$ <u>NONE</u>

BLDG PERMIT NO. <u>55752</u>
FILE # <u>SPR-96-34</u>

## PLANNING CLEARANCE

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

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

BLDG ADDRESS 520/524 MAIN STREET TAX SCHEDULE NO. 294514317019 AND 294514317020

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION # 1145

FILING \_\_\_\_\_ BLK 104 LOT 26627 SQ. FT. OF EXISTING BLDG(S) FIRST FLOOR 5121 SECOND FLOOR 3830

(1) OWNER R & A PROPERTIES INC NO. OF DWELLING UNITS  
 BEFORE: 4 AFTER: 4 CONSTRUCTION

(1) ADDRESS 202 NORTH AVE., SUITE 307 NO. OF BLDGS ON PARCEL  
 BEFORE: (1) EA. AFTER: (1) EA. CONSTRUCTION  
APARTMENTS UPSTAIRS

(1) TELEPHONE (970) 245-8455 USE OF ALL EXISTING BLDGS RETAIL SPACE DOWNSTAIRS  
GARAGE ADDITION

(2) APPLICANT DESIGN-A-TECH DESCRIPTION OF WORK & INTENDED USE: REMODEL \

(2) ADDRESS 336 MAIN ST., SUITE 207 ADDITION OF (4) CAR GARAGE CARPORT

(2) TELEPHONE (970) 245-4401

✓ 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-3 Landscaping / Screening Required: YES \_\_\_ NO \_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' from PL Rear 0' from PL

Special Conditions: See plan SPR 96-34

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS. T. \_\_\_\_\_ T. ZONE \_\_\_\_\_ 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 David Hunsicker Date 2/13/96  
DAVID HUNSICKER

Department Approval Milton [Signature] Date 4/11/96

Additional water and/of sewer tap fee(s) are required: YES \_\_\_ NO  W/O No. 1006-144-10-2

Utility Accounting [Signature] Date 4-11-96

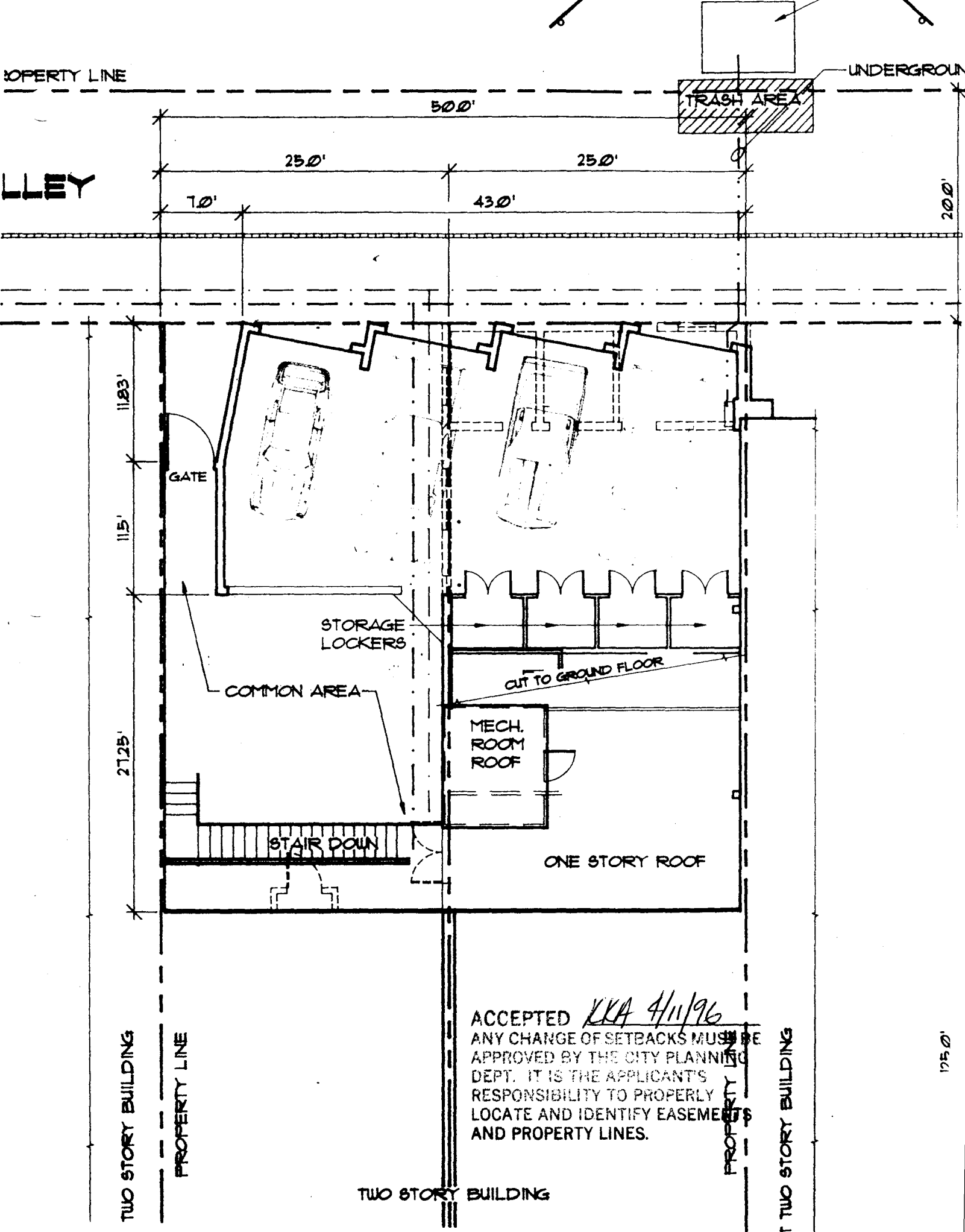
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PROPERTY LINE

UNDERGROUND

ALLEY



ACCEPTED *KKA 4/11/96*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.