

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 <u>520/524 MAIN STREET</u>	TAX SCHEDULE NO. <u>294514317019 AND 294514317020</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u># 1145</u>
FILING _____ BLK <u>104</u> LOT <u>26 &amp; 27</u>	SQ. FT. OF EXISTING BLDG(S) <u>FIRST FLOOR 5121 SECOND FLOOR 3830</u>
(1) OWNER <u>R &amp; A PROPERTIES INC</u>	NO. OF DWELLING UNITS BEFORE: <u>4</u> AFTER: <u>4</u> CONSTRUCTION
(1) ADDRESS <u>202 NORTH AVE., SUITE 307</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>(1) EA.</u> AFTER: <u>(1) EA.</u> CONSTRUCTION
(1) TELEPHONE <u>(970) 245-8455</u>	USE OF ALL EXISTING BLDGS <u>APARTMENTS UPSTAIRS RETAIL SPACE DOWNSTAIRS GARAGE ADDITION</u>
(2) APPLICANT <u>DESIGN-A-TECH</u>	DESCRIPTION OF WORK & INTENDED USE: <u>REMODEL \</u>
(2) ADDRESS <u>336 MAIN ST., SUITE 207</u>	
(2) TELEPHONE <u>(970) 245-4401</u>	<u>ADDITION OF (4) CAR <del>GARAGE</del> CARPORT</u>

✓ 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 <u>B-3</u>	Landscaping / Screening Required: YES _____ NO _____
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>0'</u> from PL Rear <u>0'</u> from PL	Special Conditions: <u>See plan SPR 96-34</u>
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 <u>David Hunsicker</u> <u>DAVID HUNSICKER</u>	Date <u>2/13/96</u>
Department Approval <u>Milton Johnson</u>	Date <u>4/11/96</u>
Additional water and/of sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. <u>1006-144-10-2</u>	
Utility Accounting <u>Chris Johnson</u>	Date <u>4-11-96</u>

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

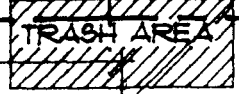
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

PROPERTY LINE

UNDERGROUND

ALLEY

50.0'



TRASH AREA

25.0'

25.0'

7.0'

43.0'

20.0'

11.23'

GATE

11.5'

STORAGE LOCKERS

COMMON AREA

CUT TO GROUND FLOOR

27.25'

MECH. ROOM ROOF

STAIR DOWN

ONE STORY ROOF

TWO STORY BUILDING

PROPERTY LINE

TWO STORY BUILDING

PROPERTY LINE

TWO STORY BUILDING

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.

175.0'