

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

DAW Sullivan
 Project Manager G.H.P
 Phone # 571-5377
 (303)

BLDG PERMIT NO.	58230
FILE #	

PLANNING CLEARANCE

1008-0290-01-7 (site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

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

BLDG ADDRESS 800 main St. Grand Jct. Co 81501 TAX SCHEDULE NO. N/A 2945-144-16-019

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

FILING NA BLK N/A LOT N/A SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER US West Communicationstar. NO. OF DWELLING UNITS SAME
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 800 Main St. Grand Jct. 81501 NO. OF BLDGS ON PARCEL SAME
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE Bill Riedell (303) 896-5739 USE OF ALL EXISTING BLDGS Office

(2) APPLICANT Gerald H. Phipps

(2) ADDRESS 1530 W. 13th Ave. Denver (303) 80204 DESCRIPTION OF WORK & INTENDED USE: Building an Interior wall & addition of 1 4x7 rated D.v.

(2) TELEPHONE 571-5377

✓ 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) or _____ from center of ROW, whichever is greater Parking Req't _____

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

Maximum Height _____ CENS.T. 2 T.ZONE 41 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 Bill Riedell Date Aug. 13, 1996

Department Approval Marcia P. ... Date 8-13-96

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

Utility Accounting at ... Date 8-13-96

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)