

FEE \$	5.00
TCP \$	— 0 —
DRAINAGE FEE \$	— 0 —

BLDG PERMIT NO.	54280
FILE #	

2/24/96 *941*

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 300 MAIN #304 TAX SCHEDULE NO. 2945-143-49-005
 SUBDIVISION CITY OF G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 102 LOT 30, 31, 32 SQ. FT. OF EXISTING BLDG(S) 20,600 TOTAL
 (1) OWNER NANCY KISSNER-WEISS NO. OF DWELLING UNITS 1,644 Remodelled
 BEFORE: 1 AFTER: 1 CONSTRUCTION _____
 (1) ADDRESS 300 MAIN #201
 (1) TELEPHONE 241-2801 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION _____
 (2) APPLICANT TOUCHSTONE CONST USE OF ALL EXISTING BLDGS Office
 (2) ADDRESS 300 MAIN #201 DESCRIPTION OF WORK & INTENDED USE:
 (2) TELEPHONE 245-9629 Interior remodel

✓ 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'mt _____
 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 Ken Sajuel Date 1-24-96

Department Approval Marcia Rabideaux c/o 9/12/96 Date 1-24-96

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

Utility Accounting Chris Anderson Date 1-24-96 1006-1120-03-5

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)