

FEE \$ <u>Pd w/ COU</u>
TCP \$ <u>None</u>
DRAINAGE FEE \$ <u>None</u>

BLDG PERMIT NO. <u>54373</u>
FILE # <u>COU 95-4.10</u>

PLANNING CLEARANCE

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

PC

BLDG ADDRESS 520/524 ~~Main~~ ^{MAIN} Street **TAX SCHEDULE NO.** 294514317019 and 294514317020

SUBDIVISION _____ **SQ. FT. OF PROPOSED BLDG(S)/ADDITION** 0

FILING _____ **BLK** 104 **LOT** 26 & 27 **SQ. FT. OF EXISTING BLDG(S)** 3830 - upstairs

(1) OWNER Rick Shroder **NO. OF DWELLING UNITS**
BEFORE: 0 **AFTER:** 4 **CONSTRUCTION**

(1) ADDRESS 202 North Avenue **NO. OF BLDGS ON PARCEL**
BEFORE: (1) Each **AFTER:** (1) Each **CONSTRUCTION**

(2) APPLICANT Design-A-Tech **USE OF ALL EXISTING BLDGS** Retail (Downstairs)

(2) ADDRESS 33'6 Main St., Suite 207 **DESCRIPTION OF WORK & INTENDED USE:** Remodel

(2) TELEPHONE 242-4401 Office Space to Apartments 7

✓ *Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

ZONE B-3 **THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ NA Interior from Property Line (PL)
 or _____ from center of ROW, whichever is greater

Parking Req'mt Downtown

Special Conditions: _____

Side _____ from PL Rear _____ from PL

Maximum Height _____

Maximum coverage of lot by structures _____ **CENS.T.** 1 **T.ZONE** 42 **ANNX #** 1

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** 12/18/95
 David Hunsicker

Department Approval Kristin [Signature] **Date** 1/29/96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ **W/O No.** 890.3

Utility Accounting Chick [Signature] **Date** 1-30-96

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)