

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 <u>520/524 <sup>MAIN</sup> <del>Main</del> Street</u> SUBDIVISION _____ FILING _____ BLK <u>104</u> LOT <u>26 &amp; 27</u> (1) OWNER <u>Rick Shroder</u> (1) ADDRESS <u>202 North Avenue</u> (1) TELEPHONE <u>245-8455</u> (2) APPLICANT <u>Design-A-Tech</u> (2) ADDRESS <u>336 Main St., Suite 207</u> (2) TELEPHONE <u>242-4401</u>	** THIS SECTION TO BE COMPLETED BY APPLICANT ** TAX SCHEDULE NO. <u>294514317019 and 294514317020</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>0</u> SQ. FT. OF EXISTING BLDG(S) <u>3830 - upstairs</u> NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>4</u> CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: <u>(1) Each</u> AFTER: <u>(1) Each</u> CONSTRUCTION USE OF ALL EXISTING BLDGS <u>Retail (Downstairs)</u> DESCRIPTION OF WORK & INTENDED USE: <u>Remodel</u> <u>Office Space to Apartments</u> <sup>7</sup>
---	--

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

ZONE <u>B-3</u> SETBACKS: Front _____ <sup>NA Interior</sup> from Property Line (PL) or _____ from center of ROW, whichever is greater Side _____ from PL Rear _____ from PL Maximum Height _____ Maximum coverage of lot by structures _____	** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ** Landscaping / Screening Required: YES _____ NO <u>X</u> Parking Req'mt <u>Downtown</u> Special Conditions: _____ CENS.T. <u>1</u> T.ZONE <u>42</u> ANNEX # <u>1</u>
--	--

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>	Date <u>12/18/95</u>
Department Approval <u>[Signature]</u>	Date <u>1/29/96</u>
Additional water and/or sewer tap fee(s) are required: YES <u>✓</u> NO _____ W/O No. <u>890-3</u>	
Utility Accounting <u>[Signature]</u>	Date <u>1-30-96</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)