

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>60937</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

10040300-08-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 359 Colorado TAX SCHEDULE NO. 2945-143-27-005
 SUBDIVISION City of Grand Jct SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2945-143-27-006
 FILING BLK 124 LOT W21614 all 15, 16 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER St. Regis L.L.P. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 359 Colorado NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 241-2672 USE OF ALL EXISTING BLDGS _____
 (2) APPLICANT EBE ESLAM DESCRIPTION OF WORK & INTENDED USE: _____
 (2) ADDRESS Box 2743 8-J FOUNDATION Reinforcing
 (2) TELEPHONE 241-2672

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 20' from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 0 from PL Rear 0' from PL Special Conditions: _____
 Maximum Height 40' _____
 Maximum coverage of lot by structures _____ Census Tract 1 Traffic Zone 42 Annx # _____

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.

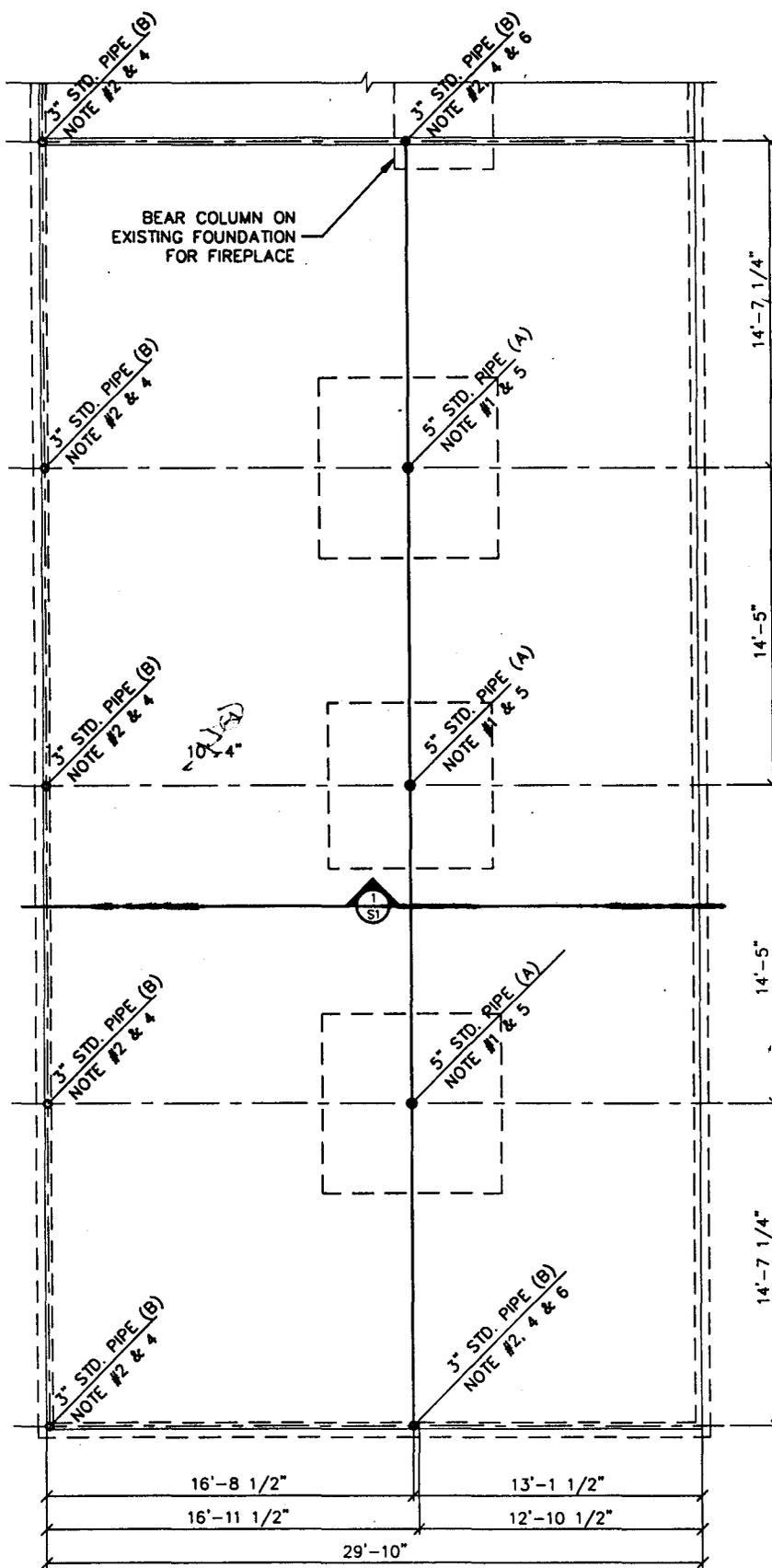
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 Ebe Eslam Date 6/24/97
 Department Approval Santa Costello KP Date 6/24/97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No no change
 Utility Accounting CM Cole Date 6/24/97

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

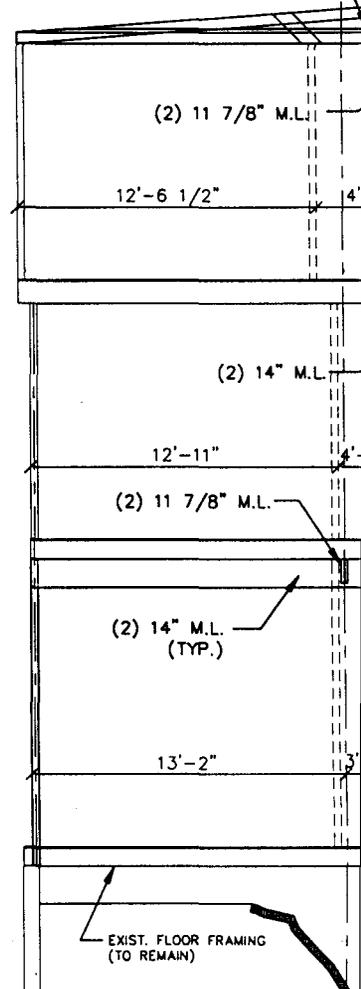
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



FOOTING	
MARK	SIZE
(A)	7'-6"x7'-6"x1'-0"
(B)	8'-2"x8'-2"x1'-0"

- NOTES:
1. PROVIDE (4) 3/4" ϕ x12" LG.
 2. PROVIDE (2) 3/4" ϕ x12" LG.
 3. PLACE ALL BASE PLATES ON
 4. BEAR COLUMNS ON EXISTING
 5. PROVIDE SIMPSON "CCT06-7"
 6. PROVIDE SIMPSON "ECCT06-
 7. PROVIDE SIMPSON "ECC044"
 8. WELD COLUMN CAPS TO PIPE

2x8 JOISTS @ 1'-4" O.C.
NAIL TO EXIST. 2x6 CONT.



FOUNDATION PLAN

ACCEPTED *SUP 10/24/97 per KP*
 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.

SECTION