

ing \$ <u>0</u>	Drainage \$ <u>895.80</u>
CP \$ <u>2000⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>100124</u>
FILE # <u>SPR-96-270</u>

Pulled meter @ 320
2003-0720-03-9 (site plan review, multi-family development, non-residential development)
2003-0710-06-3 = 330
PLANNING CLEARANCE
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>320 & 330 Grand Ave</u>	TAX SCHEDULE NO. <u>2945-142-39-011 & 012</u>
SUBDIVISION <u>City of Grand Junction</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>5000</u>
FILING <u>BLK 75 LOT 24-28</u>	SQ. FT. OF EXISTING BLDG(S) <u>4800</u>
(1) OWNER <u>Reece, Robert C. & Tamara</u>	NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION <u>N/A</u>
(1) ADDRESS <u>330 Grand Avenue, GJ 81501</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION _____
(1) TELEPHONE <u>241-8555</u>	USE OF ALL EXISTING BLDGS <u>Office</u>
(2) APPLICANT <u>(See Owner)</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Addition of 5000 sq. ft. building to existing 4800 sq. ft. building to be used all for office space. A single bldg.</u>
(2) ADDRESS _____	
(2) TELEPHONE _____	

✓ 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 <u>B-3</u>	Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: Front <u>43'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>YES PER SITE PLAN</u>
Side <u>9'</u> from PL Rear <u>65'</u> from PL	Special Conditions: <u>? BZ APPROVED SITE PLAN</u>
Maximum Height _____	<u>SPR-96-270</u>
Maximum coverage of lot by structures _____	Census Tract <u>1</u> Traffic Zone <u>42</u> 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 <u>[Signature]</u>	Date <u>December 10, 1996</u>
Department Approval <u>[Signature]</u>	Date <u>5-6-97</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____	
Utility Accounting <u>[Signature]</u>	Date <u>5-6-97</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)