

ing \$ 0 Drainage \$ 895.80  
 CP \$ 2000<sup>00</sup> School Impact \$ 0

BLDG PERMIT NO. 160124  
 FILE # SRR-96-270

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

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 43' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 9' from PL Rear 65' from PL Parking Req'mt YES PER SITE PLAN  
 Special Conditions: ? BZ APPROVED SITE PLAN  
SRR-96-270  
 Maximum Height \_\_\_\_\_  
 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 Robert Reece Date December 10, 1996  
 Department Approval Bill Nehls Date 5-6-97  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting Attended Date 5-6-97

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)