

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

BLDG PERMIT NO. <u>60667</u>
FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT 2945-143-17-019

BLDG ADDRESS 520-524 Main St TAX SCHEDULE NO. 2945-143-17-020

SUBDIVISION City of Grand Jct SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING --- BLK 104 LOT 26/27 SQ. FT. OF EXISTING BLDG(S) 2000 1 1875

(1) OWNER R & A Properties of Rick Schroder NO. OF DWELLING UNITS
 BEFORE: 6 AFTER: 6 CONSTRUCTION

(1) ADDRESS 202 North Ave # 307

(1) TELEPHONE 970-245-8455 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(2) APPLICANT Rick Schroder USE OF ALL EXISTING BLDGS Retail / Residential

(2) ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: Restore

(2) TELEPHONE Same Front of Buildings

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 ~~25'~~ from Property Line (PL) or 25' from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions: _____

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 Rick Schroder Date 6/3/97

Department Approval Santa Costello per KKA Date 6/3/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1006-1430-05-3

Utility Accounting Checkman Date 6-3-97

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)