

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

BLDG PERMIT NO. <u>62-936</u>
FILE # <u>—</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 300 Main St TAX SCHEDULE NO. 2945-143-49-001

SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 102 LOT — SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER 300 main joint venture NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 300 main

(1) TELEPHONE 241-2801 NO. OF BLDGS ON PARCEL
 BEFORE: — AFTER: — CONSTRUCTION

(2) APPLICANT Burke Const. USE OF ALL EXISTING BLDGS offices

(2) ADDRESS 300 Main St. DESCRIPTION OF WORK & INTENDED USE: interior
remodel / tenant finish

(2) TELEPHONE 243-0524

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 — from Property Line (PL) or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL

Parking Req'mt DDA

Special Conditions: no change in use

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 [Signature] Date 11/14/97

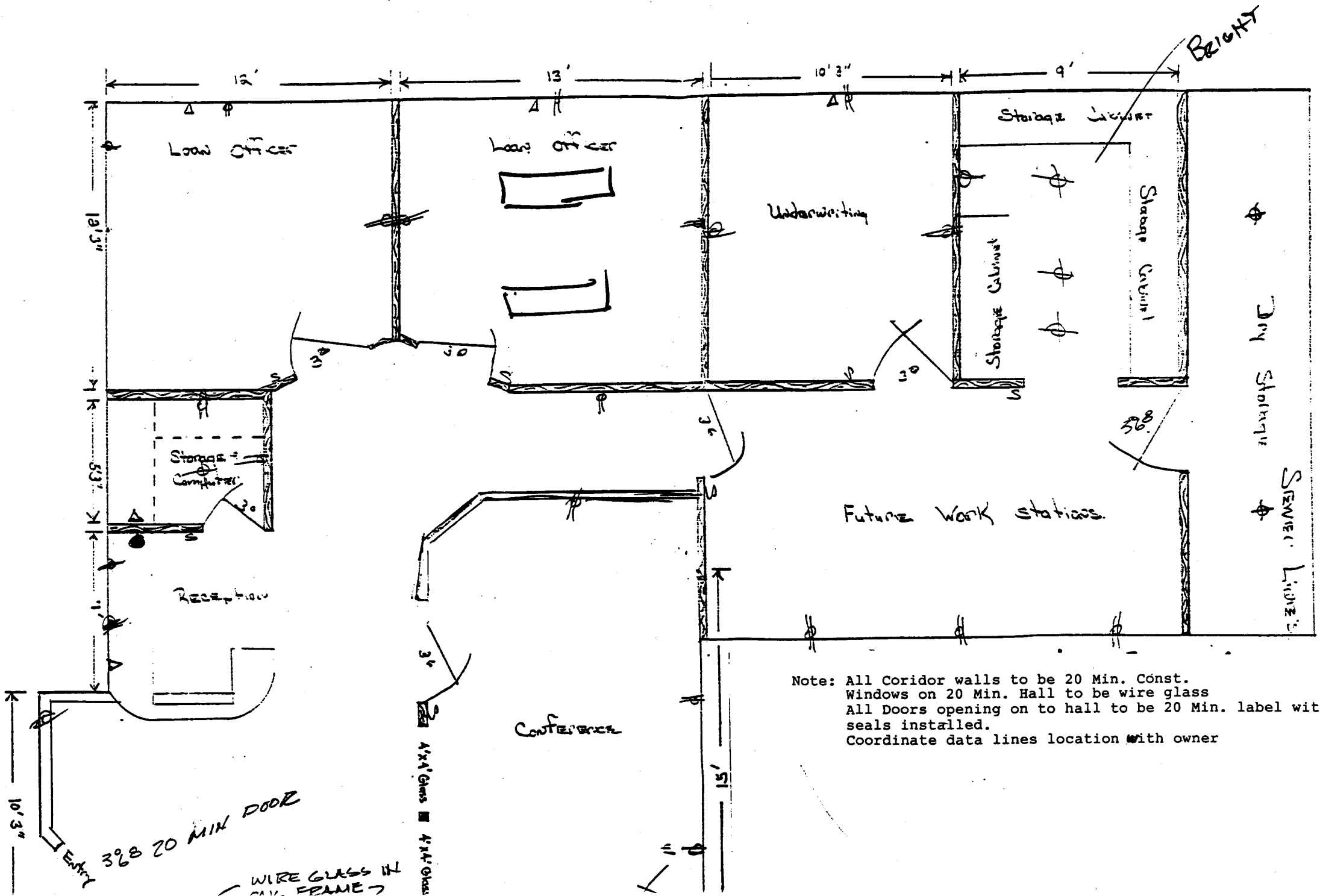
Department Approval Ronnie Edwards Date 11-14-97

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. FR-82989

Utility Accounting [Signature] Date 11-14-97

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)



Note: All Corridor walls to be 20 Min. Const.
 Windows on 20 Min. Hall to be wire glass
 All Doors opening on to hall to be 20 Min. label with smoke seals installed.
 Coordinate data lines location with owner