

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>none under 1200</u>
FILE #

## PLANNING CLEARANCE

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

EX

\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*

BUILDING ADDRESS <u>239 MAINE ST.</u>	TAX SCHEDULE NO. <u>2945-144-12-013</u>
SUBDIVISION <u>CITY OF GRAND JCT</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>965</u>
FILING _____ BLK <u>106</u> LOT <u>27125-26</u>	SQ. FT OF EXISTING BLDG(S) <u>1200</u>
OWNER <u>WILLIAM J. MAJON</u> <u>APPLIED EARTH SCIENCES</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u> CONSTRUCTION
ADDRESS <u>SAME</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>2</u> CONSTRUCTION
TELEPHONE <u>248-3559</u>	USE OF ALL EXISTING BLDGS <u>OFFICE/STORAGE</u>
APPLICANT <u>WILLIAM J. MAJON</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>SAME</u>	<u>BUILD STORAGE SHED</u>
TELEPHONE <u>248-3559</u>	

✓ 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 _____ NO _____
SETBACKS: FRONT: <u>—</u> from Property Line (PL) or <u>35'</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>0'</u> from PL REAR: <u>0'</u> from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT <u>40'</u>	
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT <u>41</u> TRAFFIC ZONE <u>2</u> ANNEX _____

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 Grand Junction 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>Will. S. Majon</u>	Date <u>5/19/99</u>
Department Approval <u>Santa J. Castello per BN</u>	Date <u>5/19/99</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>5/19/99</u>		

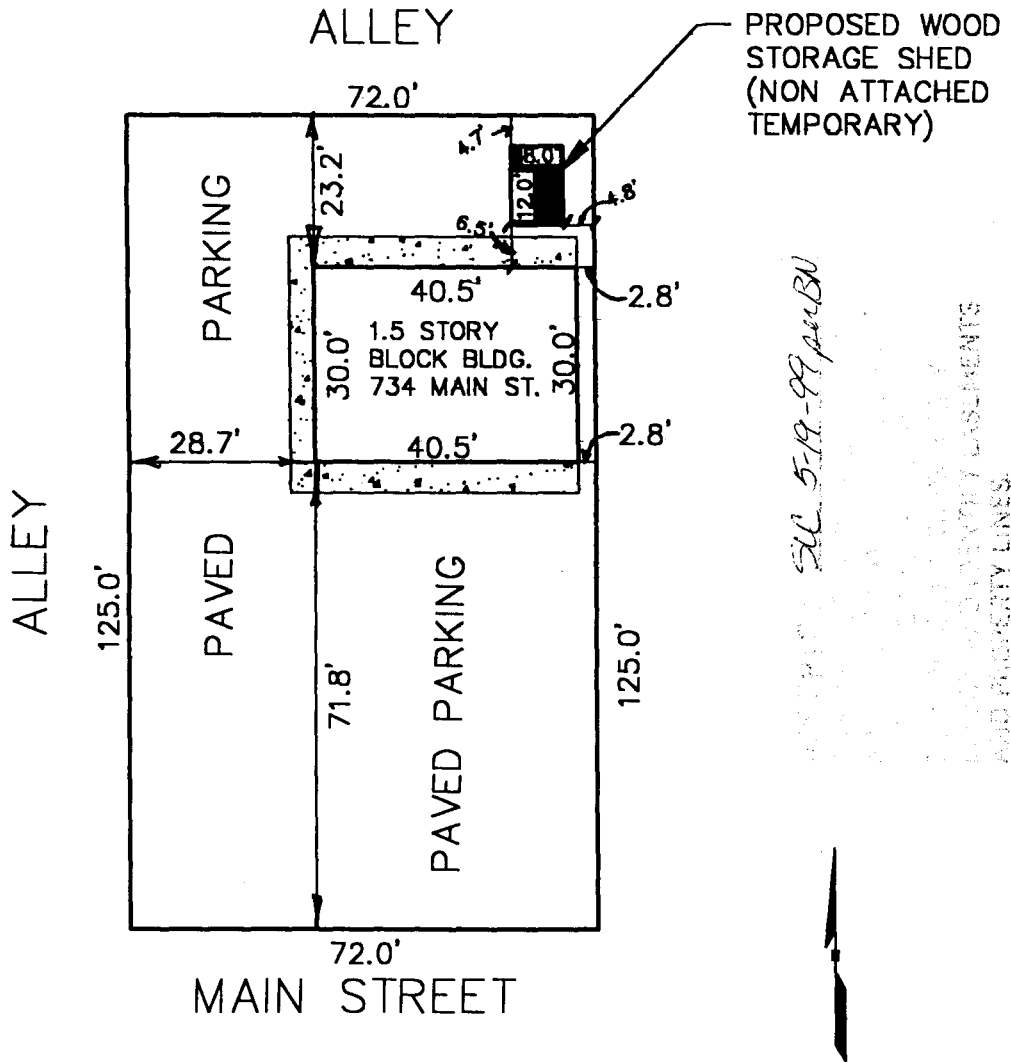
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

# IMPROVEMENT LOCATION CERTIFICATE

734 MAIN STREET, GRAND JUNCTION, CO

DESCRIPTION: LOTS 27 & 28 AND THE WEST 22 FEET OF LOT 26, BLOCK 106  
CITY OF GRAND JUNCTION, MESA COUNTY COLORADO.



TITLE INFORMATION SUPPLIED BY: FIRST AMER. TITLE CO.

FILE NO: 00134228

BORROWER: AES

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR APPLIED EARTH SCIENCES, INC, THAT THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON OR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE MAY, 1999, EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS OF ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF