

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>72954</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1557-2486
929sq's

THIS SECTION TO BE COMPLETED BY APPLICANT

144-16-019

BUILDING ADDRESS 800 MAIN

TAX SCHEDULE NO. 2945-13309024

SUBDIVISION N/A

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

FILING BLK 107 LOT 17-32

SQ. FT OF EXISTING BLDG(S) —

OWNER US WEST / BOB McCLELLAND

NO. OF DWELLING UNITS: BEFORE — AFTER —

ADDRESS 800 MAIN

CONSTRUCTION

TELEPHONE 244 4373

NO. OF BLDGS ON PARCEL: BEFORE — AFTER —

CONSTRUCTION
USE OF ALL EXISTING BLDGS EQUIPMENT/OFFICES

APPLICANT GH PHIPPS CONSTRUCTION

DESCRIPTION OF WORK & INTENDED USE: MOVE

ADDRESS 1530 WEST 13TH DENVER

40' WALL 14' TO EXPAND

TELEPHONE 719-499 9595

PHONE SWITCH ROOM INSIDE

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

EXISTING BUILDING

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 REQUIREMENT: —

SPECIAL CONDITIONS: interior

MAXIMUM HEIGHT —

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 2 TRAFFIC ZONE — 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 [Signature]

Date 11/17/99

Department Approval [Signature]

Date 11/17/99

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-17-99</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)