

Planning \$ <u>10⁰⁰</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>750047</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2094-1296.

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 300 Main / St. 204
 SUBDIVISION Downtown
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-143-49-001,002 or 003
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 492 SF
FINISH OFFICE SPACE
 SQ. FT. OF EXISTING BLDG(S) _____

OWNER TOM BURKE
 ADDRESS same - ST. 101
 TELEPHONE 243-0564

NO. OF DWELLING UNITS: BEFORE 1 space AFTER 4 NEW OFFICES
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT TOM BURKE
 ADDRESS 300 Main
 TELEPHONE 243-0564

USE OF ALL EXISTING BLDGS OFFICE
 DESCRIPTION OF WORK & INTENDED USE: _____

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

INTERIOR REMODEL - CREATE 3 OFFICES
AND A RECEPTION AREA

no chg in emp per Rate

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-2
 SETBACKS: FRONT: X from Property Line (PL) or NA from center of ROW, whichever is greater
 SIDE: NA from PL REAR: NA from PL
 MAXIMUM HEIGHT N/A
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: _____ X
 SPECIAL CONDITIONS: No
 CENSUS TRACT 3 TRAFFIC ZONE 35 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]
 Department Approval [Signature]

Date 4/28/00
 Date 4/28/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no chg in use remodel</u>
Utility Accounting <u>Rothie Tanner</u>			Date <u>4-28-00.</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)