

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

BLDG PERMIT NO. <u>73752</u>
FILE # <u> </u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

JX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 454 MAIN ST
 SUBDIVISION GRAND JUNCTION
 FILING _____ BLK 103 LOT 19
 OWNER CHARLES F. RALEY
 ADDRESS 313 31³/₄ ROAD
 TELEPHONE (970) 523-9298
 APPLICANT MERRITT CONSTRUCTION CO
 ADDRESS 405 W. Mayfield Dr
 TELEPHONE 241-5164

TAX SCHEDULE NO. 2945-143-16-016
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 SQ. FT OF EXISTING BLDG(S) 6107
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Remic/Commercial
 DESCRIPTION OF WORK & INTENDED USE: Demolition, interior and storefront only.

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
 SETBACKS: FRONT: 35' from Property Line (PL) or 35' from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 0' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 3 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 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 *Charles F. Raley*
 Department Approval *Alison Chagon*

Date 1-31-92K
 Date 1-31-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>track include</u>
Utility Accounting <u><i>Debbie Kanover</i></u>			Date <u>1-31-00</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)