

Planning \$ <u>0.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>73899</u>
FILE # _____

## PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 634 MAIN STREET  
 SUBDIVISION Grand Junction  
 FILING \_\_\_\_\_ BLK 105 LOT 21-24  
 OWNER SENTINEL SQUARE INC  
 ADDRESS PO BOX 4003  
 TELEPHONE 245-8788  
 APPLICANT LES MILLER  
 ADDRESS 634 MAIN ST. #4  
 TELEPHONE 245-8788

TAX SCHEDULE NO. 2945-143-18-012  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 SQ. FT OF EXISTING BLDG(S) 12500  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS OFFICE/RETAIL SPACE  
 DESCRIPTION OF WORK & INTENDED USE: REPLACE WALL  
BETWEEN SUITE 102 + 103, ADD ARCHWAY  
BETWEEN SUITE 101 + 102

✓ 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: \_\_\_\_\_ from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL  
 MAXIMUM HEIGHT \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: Interior Remodel  
only  
 CENSUS TRACT 2 TRAFFIC ZONE 3le 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 [Signature]  
 Department Approval [Signature]

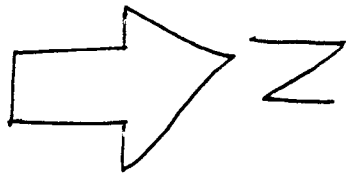
Date 2/11/2000  
 Date 2/11/2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>2/11/00</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)

SENTINEL SQUARE BUILDING  
634 MAIN STREET  
SUITE 101, 102, 103 REMODEL



# General Glass Corp.

41 FT

The Clear Choice

ADD 6 FT WIDE ARCHWAY  
BETWEEN SUITE 101 AND  
102 AT THIS POINT

SUITE # 101

4/13/00 2/11/00  
ACCEPTED  
ANY CHANGE OF TRACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE RESPONSIBILITY OF THE  
OWNER TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

13 FT 6 IN  
6 FT  
7 FT

CORRIDOR

SUITE # 102

REPLACE WALL HERE TO  
REVERT TO TWO SEPARATE  
SUITES.

SUITE # 103