

Planning \$ <u>2.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>737⁶⁷⁷</u>
FILE #

1248

PLANNING CLEARANCE

Current EQ 2.1

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 637 MAIN
 SUBDIVISION Grand Junction
 FILING _____ BLK 7²⁰ LOT 116

TAX SCHEDULE NO. 2945-143-19-00⁶
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~XXXX~~ N/A
 SQ. FT. OF EXISTING BLDG(S) 6100 ⁷

OWNER HOSPICE OF GRAND VALLEY
 ADDRESS 275A COMPASS DR. STE 377
 TELEPHONE 970/241-2212

NO. OF DWELLING UNITS: BEFORE 1 AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RETAIL

APPLICANT FCI CONSTRUCTORS
 ADDRESS Box 1767 81502
 TELEPHONE 970/434-9093

DESCRIPTION OF WORK & INTENDED USE: _____
INTERIOR RE-ODEL - RETAIL SA
FOOTAGE 3,500 CURRENT EQ 2.1 SUFF.

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

STAFF REDUCE TO 1.23 BY 5/1/00

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: NO SIGHT PLAN
REQUIRED.
 CENSUS TRACT 2 TRAFFIC ZONE 300 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 _____

Date _____

Department Approval W. Oregon

Date 1/29/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u> <u>EXISTING EQ SUFF.</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>1-29-00</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)