

Commercial

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

BLDG PERMIT NO. <u>74347</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 800 MAIN STREET

TAX SCHEDULE NO. 2945-144-16-019

SUBDIVISION DOWNTOWN

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200

FILING BLK 107 LOT 17-32

SQ. FT OF EXISTING BLDG(S) _____

OWNER US WEST

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____

ADDRESS 800 MAIN STREET

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

TELEPHONE 244-4373

USE OF ALL EXISTING BLDGS offices

APPLICANT Dan Sullivan or Mark Naetzke

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 800 MAIN STREET

ADD GENERATOR OUTSIDE OF Bldg in

TELEPHONE 303-571-5377

LAWN AREA / PARKING LOT - ADJ. TO BLDG.

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

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SETBACKS: FRONT: NA from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: N/A

MAXIMUM HEIGHT NA

SPECIAL CONDITIONS: NONE

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 2 TRAFFIC ZONE 36 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 _____

Date 3-16-00

Department Approval _____

Date 3-16-00

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>Adams</u>			Date <u>3-16-00</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)