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|----------------------|-----------------------------|
| Planning \$ <u>0</u> | Drainage \$ <u>\$317.00</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

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|------------------------------|
| BLDG PERMIT NO. <u>77609</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 903 MAIN STREET
GRAND JUNCTION

SUBDIVISION _____

FILING _____ BLK 113 LOT 1 & 2

OWNER STERLING LAND TRUST
Steve and Mary Reimer

ADDRESS 903 MAIN STREET, G.J. 81501

TELEPHONE (970) 260-6433

APPLICANT PA/DS design Partnership

ADDRESS 917 Main Street, G.J. 81501

TELEPHONE (970) 241-1903

TAX SCHEDULE NO. 2945-144-22-001

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

SQ. FT. OF EXISTING BLDG(S) ± 1000 s.f.

NO. OF DWELLING UNITS: BEFORE 1 AFTER -
 CONSTRUCTION

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

USE OF ALL EXISTING BLDGS low Volume Retail Sales

DESCRIPTION OF WORK & INTENDED USE: _____
Change of use from single family residence
to low Volume Retail Sales

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-2

SETBACKS: FRONT: 15' from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL

MAXIMUM HEIGHT 45'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A EXISTING

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: 4 spaces

SPECIAL CONDITIONS: LANDSCAPING TO OCCUR ONLY
ADJACENT TO NEW PARKING STALLS

CENSUS TRACT 2 TRAFFIC ZONE 41 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 B. Bryan Sims for PA/DS design partnership Date 11.1.00

Department Approval [Signature] Date 11/17/00

| | | | |
|--|-----|-------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | | | Date <u>11-17-00</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)