

Planning \$ <u>10 -</u>	Drainage \$ <u>0</u>
TCP \$ <u>440 -</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78466</u>
FILE # <u>SPR-2001-024</u>

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 <u>435/437 MAIN ST.</u>	TAX SCHEDULE NO. <u>2945-143-21-007</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1,500 sf</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>4,500 SF</u>
OWNER <u>ED CHAMBERLIN</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
ADDRESS <u>437 MAIN ST., GJ, CO 81501</u>	CONSTRUCTION _____
TELEPHONE <u>242-6804</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
APPLICANT <u>CHAMBERLIN ARCHITECTS</u>	CONSTRUCTION _____
ADDRESS <u>437 MAIN ST., GJ, CO 81501</u>	USE OF ALL EXISTING BLDGS <u>OFFICE</u>
TELEPHONE <u>242-6804</u>	DESCRIPTION OF WORK & INTENDED USE: _____
<i>✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</i>	<u>ADDITION OF OFFICE SPACE</u>
	<u>AND CARPORT</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>B-2 (see Code)</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>n/a</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT <u>65</u>	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>n/a</u>	CENSUS TRACT <u>1</u> TRAFFIC ZONE <u>42</u> 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 <u>[Signature]</u>	Date <u>02/09/01</u>
Department Approval <u>[Signature]</u>	Date <u>2/9/01</u>

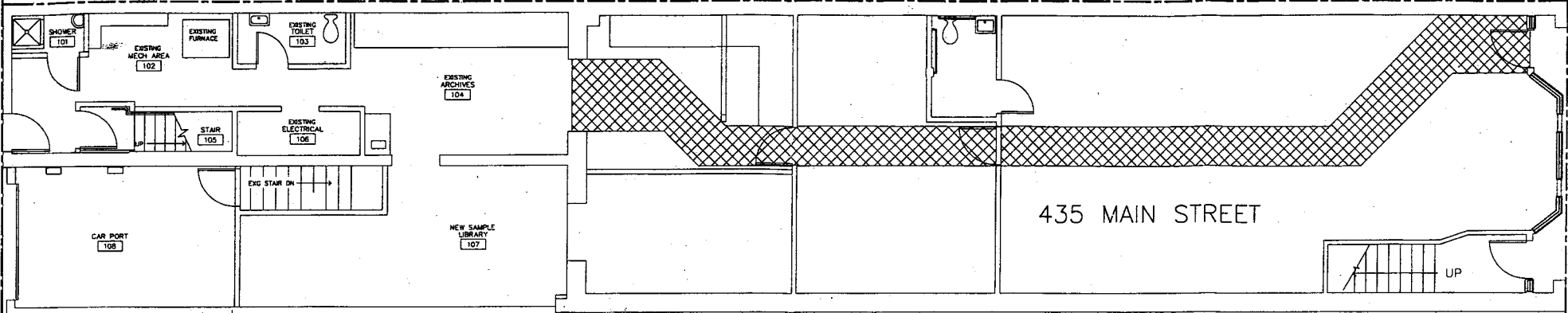
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>no change</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/9/01</u>		

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)

125'-0"

25'-0"

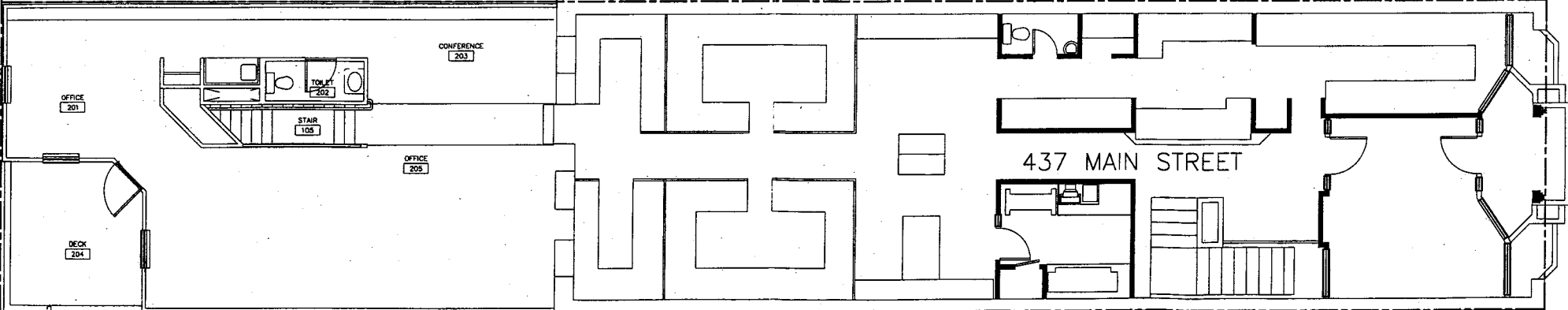


Major or Minor Site Plan Approval
 Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on Feb 9, 2001.

FIRST FLOOR/SITE PLAN

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on 2/9/02, 200.

Executed by: [Signature] 2/9/01
 Name and Title Senior Planner Date
 Community Development Department
 City of Grand Junction, Colorado



SECOND FLOOR