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|-------------|------|
| Planning \$ | 5,00 |
| TCP \$ | |
| Drainage \$ | |
| SIF\$ | |

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

| |
|-----------------|
| BLDG PERMIT NO. |
| FILE # |

#1300

Building Address 336 MAIN ST.
 Parcel No. 2945-143-15-022
 Subdivision CITY of GJ/MAIN STREET
 Filing _____ Block 2012/24 Lot 23,24,25

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 9408
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) no chg

OWNER INFORMATION:

Name 336 MAIN, LLC
 Address 979 ZS ROAD
 City / State / Zip GRAND Jct, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business

APPLICANT INFORMATION:

Name KEYSTONE CUSTOM BUILDERS, INC.
 Address P.O. Box 1807
 City / State / Zip GRAND Jct, CO 81502
 Telephone 243-9428

Other: EXTERIOR FACADE RENOVATION
Stucco front of bldg, Redo bldg NAME/Address
 * FOR CHANGE OF USE: letter chg (not sign)
-no chg in bldg footprint -no plng/electrical
 *Existing Use: _____
 *Proposed Use: no chg
 Estimated Remodeling Cost \$ 20,000
 Current Fair Market Value of Structure \$ 571,300.00
200K

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

| | |
|--|---|
| ZONE <u>B2</u> | Maximum coverage of lot by structures <u>N/A</u> |
| SETBACKS: Front <u>15/25</u> from property line (PL) | Landscaping/Screening Required: YES NO |
| Side <u>0/0</u> from PL Rear <u>0/0</u> from PL | Parking Requirement <u>no chg</u> |
| Maximum Height of Structure(s) <u>65</u> | Special Conditions: _____ |
| Voting District _____ | Ingress / Egress Location Approval _____ (Engineer's Initials) |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature Dwight L. Buhlman Date 7/20/09 Existing
 Planning Approval C McKee Date 7/20/09

| | | | |
|--|---------------------|-------------|-----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>Stucco front</u> |
| Utility Accounting <u>Dotter Vanover</u> | Date <u>7-21-09</u> | <u>Redo</u> | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

7-16-09



July 17, 2009

Marlo Reimer
979 - 25 Road
Grand Junction, CO

RE: Façade Improvement Grant Program Application for 336 Main Street

Dear Marlo:

Thank you for your application to the Façade Grant Program. The improvements you are planning for your property will add value and interest to Downtown Grand Junction and enhance your business.

The Grant Program Committee has awarded your project a total not to exceed \$9,972.00, which is half of the estimated cost of the improvements to your property.

Work must be started within three months of today's date and must be finished within twelve months. Once work is completed, submit a copy of invoices, proof of payment, and a photo of the finished façade to this office to request reimbursement up to the award amount. If you have any questions, please do not hesitate to contact our office at 256-4134 for assistance.

Thank you for enhancing the healthy business environment of Downtown Grand Junction!

Sincerely,

A handwritten signature in black ink, appearing to read "Heidi Hoffman Ham".

Heidi Hoffman Ham
DDA Executive Director