

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	55272
FILE #	

20041630 029

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	551 Chipota Ave	TAX SCHEDULE NO.	2945-142-32-936
SUBDIVISION	City of G.J.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	160
FILING	BLK 32 LOT 11,12,13,14	SQ. FT. OF EXISTING BLDG(S)	4,000.0
(1) OWNER	Mesa County	NO. OF DWELLING UNITS	
(1) ADDRESS	750 Main St	BEFORE:	NA AFTER: CONSTRUCTION
(1) TELEPHONE	244-3235	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Mesa County T.M.	BEFORE:	1 AFTER: 2 CONSTRUCTION
(2) ADDRESS	315 S Spruce St.	USE OF ALL EXISTING BLDGS	Commercial
(2) TELEPHONE	244-3235	DESCRIPTION OF WORK & INTENDED USE:	Walking Freezer

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	PL	Landscaping / Screening Required:	YES NO
SETBACKS: Front		Parking Req'mt	
or		Special Conditions:	
Side	0/10' from PL		
Rear	0/10' from PL		
Maximum Height		CENS.T.	3 T.ZONE 35 ANNX #
Maximum coverage of lot by structures			

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 G.J. 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	<i>[Signature]</i>	Date	4/3/96
Department Approval	<i>[Signature]</i>	Date	
Additional water and/or sewer tap fee(s) are required:	YES NO	W/O No.	No Chg to Emp/Stat
Utility Accounting	<i>[Signature]</i>	Date	4-3-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

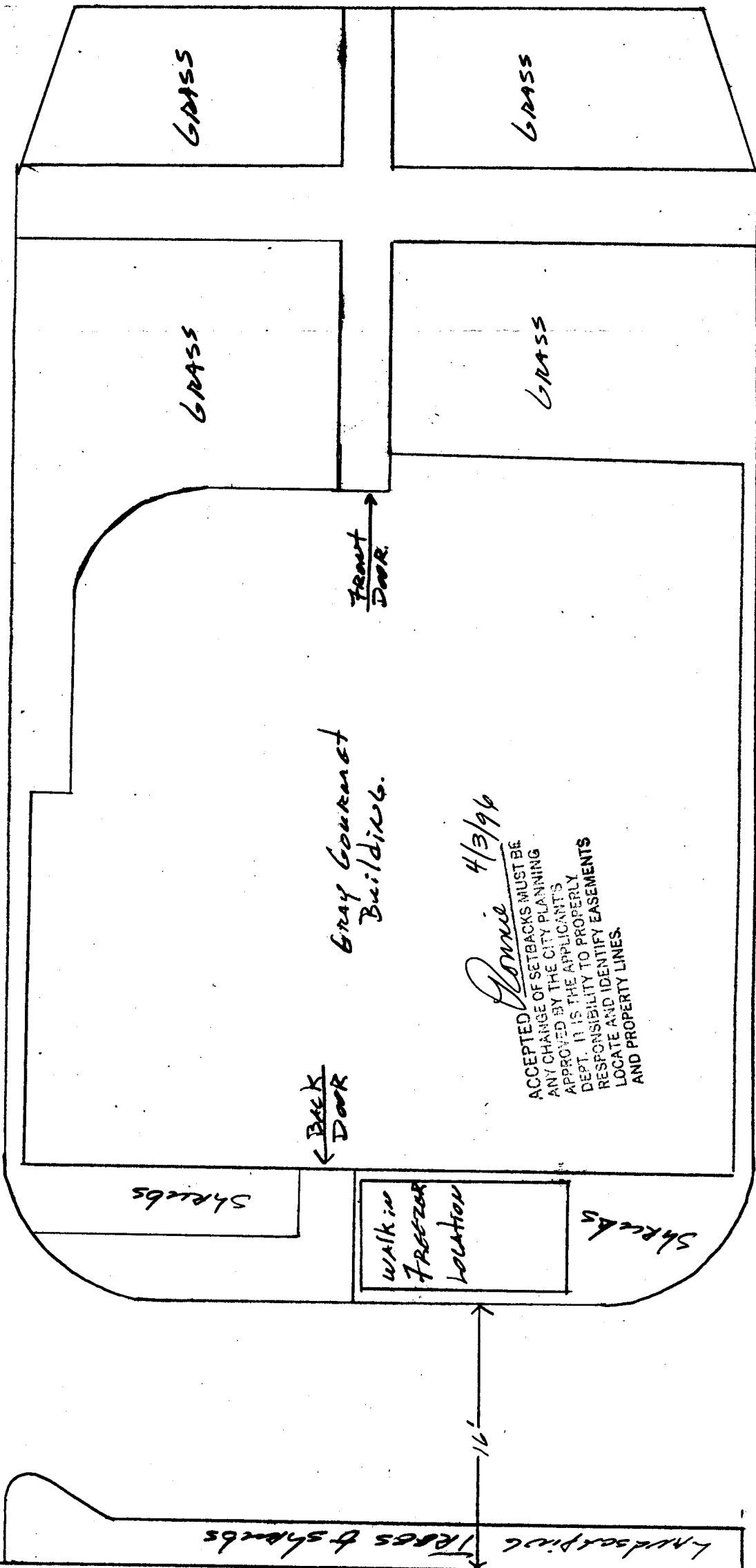
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Chipeta Ave

Driveway

Driveway

North →



Gray Gourmet Building

4/3/96

Donnie

ACCEPTED OF SETBACKS MUST BE
 ANY CHANGE BY THE CITY PLANNING
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Walk in Freezer Location

16'

Drive way To Alley

Trees & shrubs

ALLEY