

FEE \$ 10.00

BLDG PERMIT NO. 50498

PLANNING CLEARANCE

1001-3600-01-9 (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department

BLDG ADDRESS 2719 D Rd 547 S 15th St TAX SCHEDULE NO. 2945-242-12-002

SUBDIVISION Colo West Dev. Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION

FILING BLK LOT 2 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER Holsun Bread NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 2719 D Rd. H. Jt. Co. NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION

(2) APPLICANT Rocky Mtn. Ref. USE OF ALL EXISTING BLDGS

(2) ADDRESS 239 27th St. H. Jt. Co. DESCRIPTION OF WORK & INTENDED USE: 1

(2) TELEPHONE 242-2846 install walk in cooler for storage

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE I-2 Landscaping / Screening Required: YES NO

SETBACKS: Front 50 from Property Line (PL) or Parking Req'mt 50 from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions:

Maximum Height 65' CENSUS TRACT 8 TRAFFIC ZONE 44

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 [Signature] Date 11-18-94

Department Approval [Signature] Date 11-18-94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A

Utility Accounting [Signature] Date 11-18-94

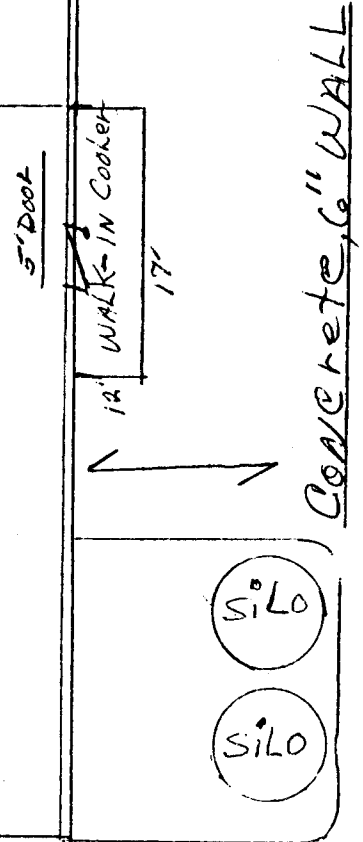
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

ACCEPTED *MP 11-18-94*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

→ West

Holsun
Bread
567 So. 15th



PARKING

↓
N

24 HOUR EMERGENCY SERVICE

Rocky Mountain
Refrigeration & Heating



SALES & SERVICE
REFRIGERATION, HEATING & AIR CONDITIONING
MAINTENANCE CONTRACTS
COMMERCIAL & RESIDENTIAL

FRED KING

239 27¹/₄ Road #3
Grand Junction, CO 81503
Office: 242-2846