

FEE \$	5.00
TCP \$	-0-
DRAINAGE FEE \$	-0-

BLDG PERMIT NO.	53981
FILE #	

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3005-2340-14.5

UP / JCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	1230 N 12th St	TAX SCHEDULE NO.	2945-123-19-015
SUBDIVISION	De Voe Sub.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	3000 ^{N/A} sq. ft.
FILING	BLK 1 LOT 3-4	SQ. FT. OF EXISTING BLDG(S)	3000 sq. ft.
(1) OWNER	Marilyn Christensen	NO. OF DWELLING UNITS	BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS	719 Edmore Dr 81506	NO. OF BLDGS ON PARCEL	BEFORE: 1 AFTER: 1 CONSTRUCTION
(1) TELEPHONE	242-8351	USE OF ALL EXISTING BLDGS	_____
(2) APPLICANT	Renee Gross	DESCRIPTION OF WORK & INTENDED USE:	Coffee House -
(2) ADDRESS	490 Seasons Ct 81503		Serve coffee drinks and pastries
(2) TELEPHONE	241-2067 / 250-5891		wholesaled from local bakers

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE	A-1	Landscaping / Screening Required:	YES _____ NO _____
SETBACKS: Front	_____ from Property Line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions:	Interior Remodel
Side	_____ from PL		
Rear	_____ from PL		
Maximum Height	_____	CENS.T.	6 T.ZONE 31 ANNEX #
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>Renee K. Gross</i>	Date	9-28-97
Department Approval	<i>Marcia Babilony</i>	Date	10-4-95
Additional water and/or sewer tap fee(s) are required:	YES _____ NO <input checked="" type="checkbox"/>	W/O No.	N/A - Equ covers
Utility Accounting	<i>Mellie Fowler</i>	Date	10-4-95

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)

Current use 5.0 EQU to 11-1-95