FEE \$ 5.00
TCP\$ 1,529.19
DRAINAGE FEE \$

BLDG	PERMIT	NO.

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

7CP (406.70/1,000 55.44) PLANNING CLEARANCE

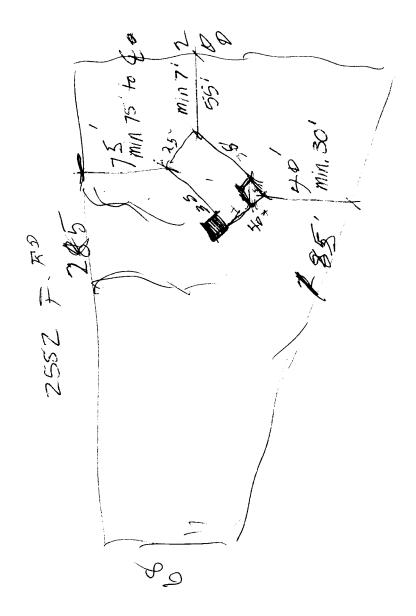
Site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

	BE COMPLETED BY APPLICANT 39			
BLDG ADDRESS 2482 F. Rd	TAX SCHEDULE NO. 2945-044-00-068  Remode to rutail Tod'			
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 37 60			
FILING BLKLOT	SQ. FT. OF EXISTING BLDG(S) 21, 750			
(1) OWNER Don Damron	NO. OF DWELLING UNITS			
(1) ADDRESS 2482 F Rd	BEFORE: AFTER: CONSTRUCTION			
(1) TELEPHONE 245-8426	NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION			
(2) APPLICANT Jason B Parsons	USE OF ALL EXISTING BLDGS Retail, Manuf. Wea			
(2) ADDRESS 713 Arrowest ct.	DESCRIPTION OF WORK & INTENDED USE:			
(2) TELEPHONE 245-9173	Retail Showroom			
✓ Submittal requirements are outlined in the SSID (Subn	nittal Standards for Improvements and Development) document.			
ZONE PC THIS SECTION TO BE COMPLETED BY C	Landscaping / Screening Required: YES NO			
SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is great				
Side from PL Rear from PL Special Conditions:				
$1 \sim 1$				
Maximum Height Maximum coverage of lot by structures	CENS.T. 9 T.ZONE 4 ANNX # 214			
	d, in writing, by the Community Development Department Director.			
	cupied 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 evelopment Code.			
Four (4) sets of final construction drawings must be submic Clearance. One stamped set must be available on the joint of the property of the construction of the property of the construction of the construct	tted and stamped by City Engineering prior to issuing the Planning ob site at all times.			
	the information is correct; I agree to comply with any and all codes,			
action, which may include but not necessarily be limited	o the project. I understand that failure to comply shall result in legal to non-use of the building(s)			
	-1-10-			
Applicant's Signature	Date 33 75			
Department Approval Kally Portin	Date <u>5/1/95</u>			
Additional water and/or sewer tab fee(s) are required: Y	ESNO X			
Utility Accounting Mille Foule	Date 5-3-95			
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)				

(Pink: Building Department)

(Goldenrod: Utility Accounting)



ALLO INOPERTY LINES.