

FEE \$ 5.00

BLDG PERMIT NO. 52683

# 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 2493 Hwy 6+50 TAX SCHEDULE NO. 2945-094-00-139  
 SUBDIVISION COTTONWOOD MALL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2625 sq.ft.  
 FILING \_\_\_\_\_ BLK Space LOT 24 1/2 x 123 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER N.J. Fulmer NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 CONSTRUCTION  
 (1) ADDRESS 2180 1/2 x 1/2 Rd. NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 CONSTRUCTION  
GRAND JCT, CO 81505  
 (1) TELEPHONE 245-2817 USE OF ALL EXISTING BLDGS BUSINESS  
 (2) APPLICANT N.J. Fulmer DESCRIPTION OF WORK & INTENDED USE: Spa's Replac  
 (2) ADDRESS same retail interior finish  
 (2) TELEPHONE \_\_\_\_\_ 60% display; 40% warehouse

✓ 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 C-2 Landscaping / Screening Required: YES existing NO \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or Parking Req'mt as per Mall  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: no C.O. work/sewer is available.  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 9 TRAFFIC ZONE 11  
 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 N.J. Fulmer Date 7/3/95  
 Department Approval Kathy Porter Date 7/3/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. Interior Remodel only  
 Utility Accounting Mellie Fowler Date 7-3-95

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)