

FEE \$ 5.00
TCP \$ —
DRAINAGE FEE \$ —

BLDG PERMIT NO. 53174
FILE # SPR-95-37

PLANNING CLEARANCE

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



BLDG ADDRESS 2493 Hwy 6-50#3 TAX SCHEDULE NO. 2945-094-00-139

SUBDIVISION COTTONWOOD MAN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15000#

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 15000#

(1) OWNER Mc Veen Investments NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2504 1/2 WESKO AVE

(1) TELEPHONE 243-2868 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Zeck & Associates USE OF ALL EXISTING BLDGS Retail

(2) ADDRESS P.O. BOX 1003 DESCRIPTION OF WORK & INTENDED USE:
Tenant FINISH
Retail Sales (UNIT #5)

(2) TELEPHONE 256-0868

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

ZONE C-2 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Landscaping / Screening Required: YES SEE FILE

SETBACKS: Front _____ from Property Line (PL)
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Parking Req't SEE SPR-95-37

Special Conditions: NO C.O. UNTIL
SEWER IS AVAILABLE

Maximum Height _____

Maximum coverage of lot by structures _____

CENS.T. 9 T.ZONE 11 ANNEX # _____

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 8-16-95

Department Approval [Signature] Date 8-17-95

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

Utility Accounting Millie Fowler Date 8-17-95

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)