

FEE \$ 10-

BLDG PERMIT NO. 53389

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

106-1510-07-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 554 Main ST. TAX SCHEDULE NO. 2945-143-17-013

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING \_\_\_\_\_ BLK 10A LOT 18 SQ. FT. OF EXISTING BLDG(S) 2500

(1) OWNER Pat Gourmley NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS P.O. Box 1508

(1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Delbert McClure Const. USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 2510 S. Broadway DESCRIPTION OF WORK & INTENDED USE: New

(2) TELEPHONE 245-2938 Store front

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 B-3 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

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

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: new store facade &

Maximum Height \_\_\_\_\_ awning

Maximum coverage of lot by structures \_\_\_\_\_ CENSUS TRACT 1 TRAFFIC ZONE 42

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 Delbert McClure Date 9-7-95

Department Approval Marcia Rabideaux Date 9-7-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A - no change in # of employees

Utility Accounting Miller Fowler Date 9-7-95

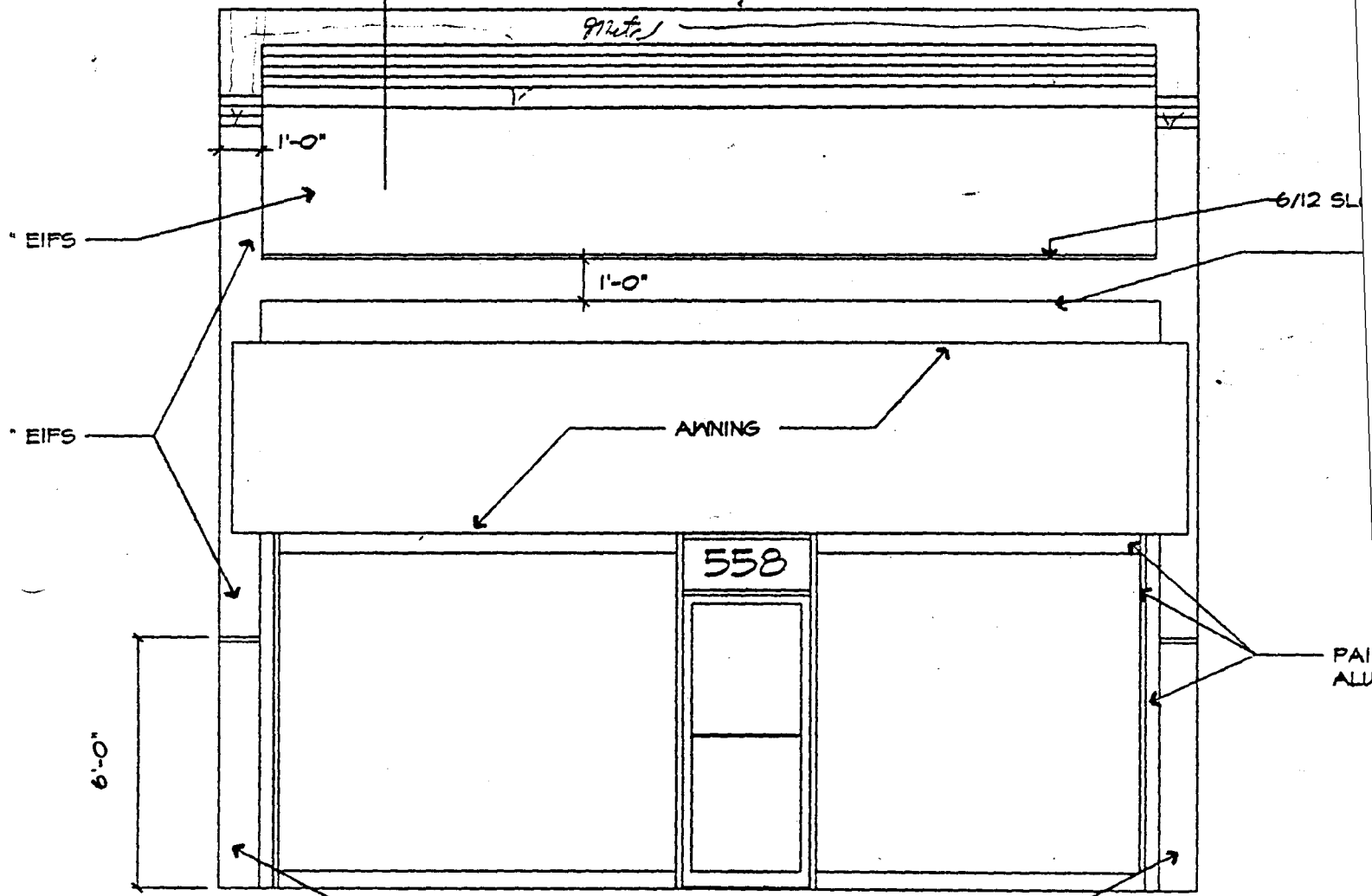
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

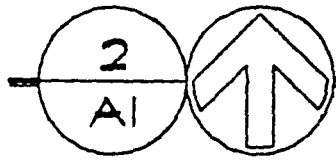
ACCEPTED *MMR 9-9-95*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



- 24' + or -  
 9' 12" / 1



4" THICK SANDSTONE  
 WIRE ANCHOR TO EXG WALL  
 SEALANT ALL AROUND  
 CHAMFER TOP 1-1/2"



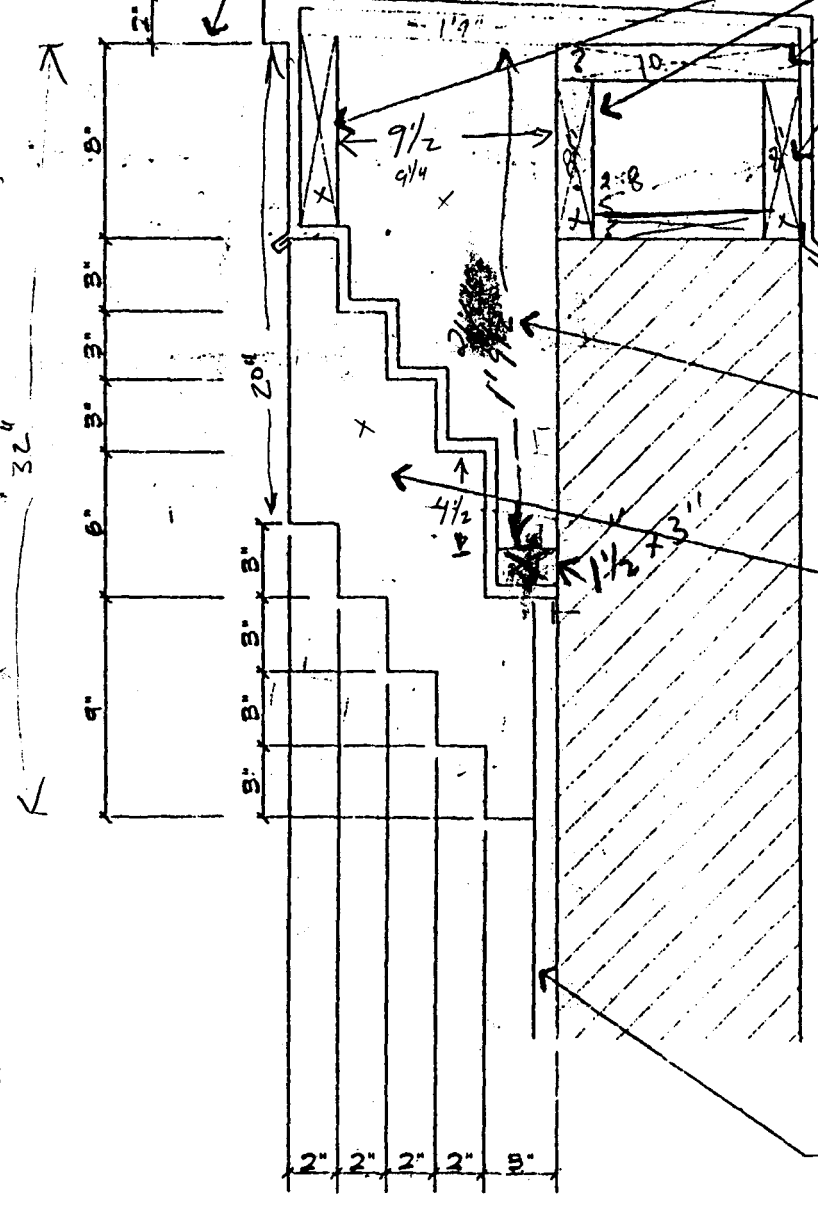
ELEVATION - NEW

1/4" = 1'-0"

24  
12

22 GA GI ON  
3/4" PT PLYWOOD  
PAINT

2X PT BLOC

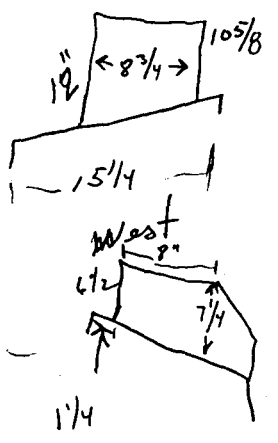


2X10 SHAPED  
@ 24" C/C  
13 PC 1' long

22 GA GI BEYOND  
PAINT

1" EIFS

East



3  
A1  
DETAIL  
1-1/2" = 1'-0"