

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	52115
FILE #	—

DDA area  
pc  
top

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

1006-0590-08-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 559 Main TAX SCHEDULE NO. 2945-143-20-010

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 117 LOT 16 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER MARK SMITH NO. OF DWELLING UNITS  
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 559 MAIN NO. OF BLDGS ON PARCEL  
BEFORE: — AFTER: — CONSTRUCTION

(1) TELEPHONE 243-9428 USE OF ALL EXISTING BLDGS retail

(2) APPLICANT KEYSTONE Custom Bldrs DESCRIPTION OF WORK & INTENDED USE:  
(2) ADDRESS 336 MAIN # 205 PO 1807 bagel shop

(2) TELEPHONE 243-9428

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) Parking Req'mt N/A  
or — from center of ROW, whichever is greater  
Special Conditions: INTERIOR Remodel

Side — from PL Rear — from PL

Maximum Height —  
Maximum coverage of lot by structures — CENS.T. 1 T.ZONE 42 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 4/27/95

Department Approval [Signature] Date 4/27/95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. —

Utility Accounting [Signature] Date 4/27/95

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)