

FEE \$ <u>pl w/ SUP</u>
TCP \$ <u>—</u>
DRAINAGE FEE \$ <u>—</u>

BLDG PERMIT NO. <u>N/A</u>
FILE # <u>SUP-96-232</u>

1001-2690-027

**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 630 S. 7<sup>th</sup> ST TAX SCHEDULE NO. 2945-233-00-025

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Las Vegas Pharmaceutical Distributors Inc. NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 3111 S. Valley View #N103 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE \_\_\_\_\_ USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT TIM GANGLE DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 3247 1/2 MAIN # D ARCHERY SHOP

(2) TELEPHONE 523-1697

✓ 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 I-1 Landscaping / Screening Required: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt \_\_\_\_\_  
 or 35 from center of ROW, whichever is greater  
 Side 0 from PL Rear 0 from PL Special Conditions: \_\_\_\_\_

Maximum Height 65  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 8 T.ZONE 44 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 9-9-96

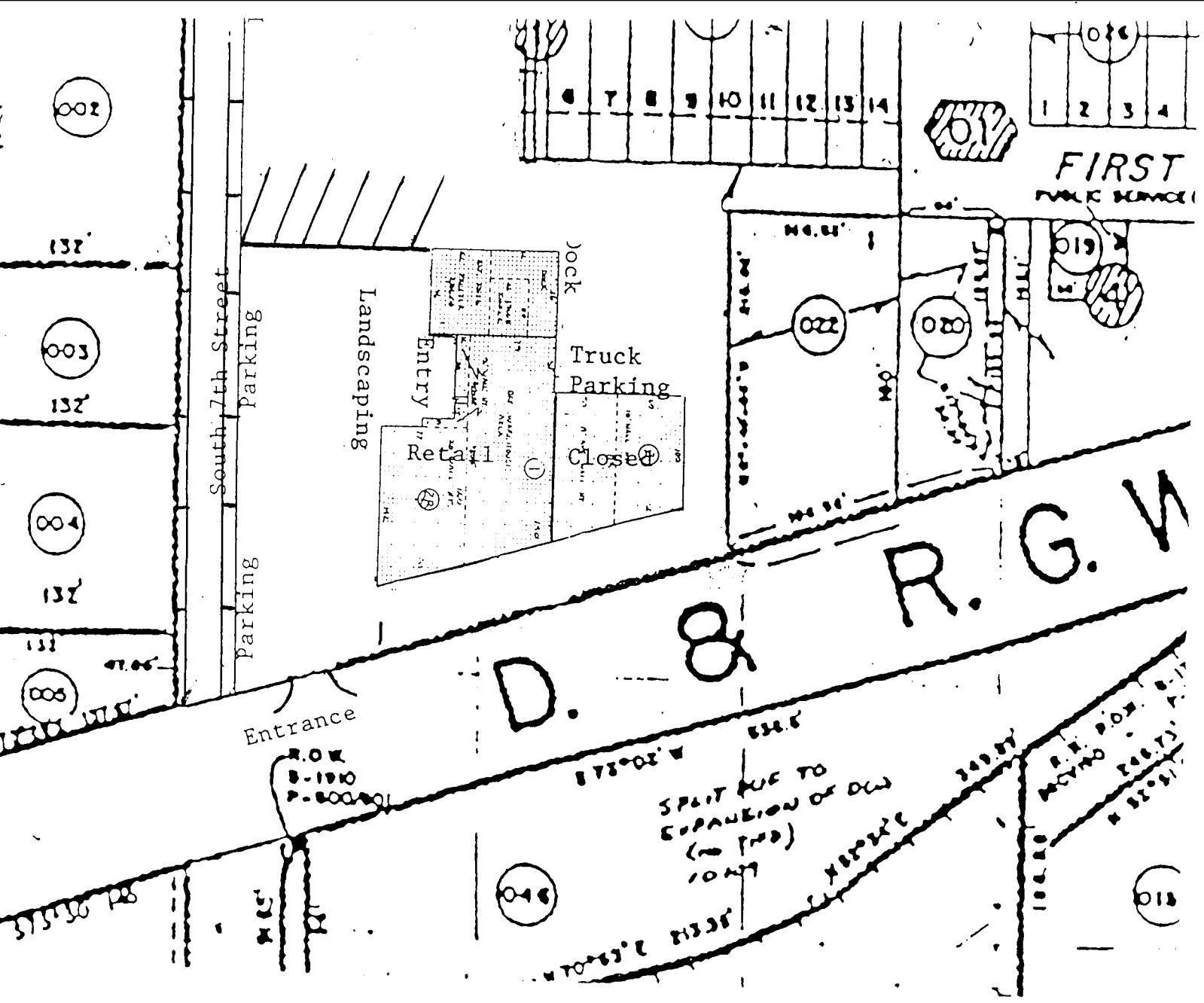
Department Approval [Signature] Date 12/31/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. no charge

Utility Accounting [Signature] Date 12/31/96

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

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



ACCEPTED *APP* 12/31/96  
 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.

Date Submitted: \_\_\_\_\_



# CHANGE OF USE

## DEVELOPMENT APPLICATION

Property Owner: Las Vegas Pharmaceutical Dist. INC.

Address: 3111 S. Valley View Blvd, Suite E201

Telephone: Las Vegas NV 89102 (702) 871-1877

Applicant's Name: TIM GANGLE, JERRY GANGLE

Address: 3247 1/2 MAIN RD CLIFTON CO, 231 1/2 BEAVER ST BJS CO,

Telephone: 523-1697 243-1145

Location of Property: 630 S. 7th STREET

Tax Parcel No. 2945-231-00-025

Existing Use: Ware house

Proposed Use: ARCHERY STORE

Other: Archery Range

FOR OFFICE USE ONLY				
Zone: <u>I-1</u>	Setbacks	F:	S:	R:
Special Conditions:				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

X Tim Gangle  
Applicant's Signature

X 9-9-96  
Date

Mike Pellitteri  
Community Development Department Approval

12/31/96  
Date

White - Community Development Dept.

Yellow - Customer