

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

BLDG PERMIT NO. 57502
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2945-143-28-012 ✓

BLDG ADDRESS 437 Colorado THIS SECTION TO BE COMPLETED BY APPLICANT TAX SCHEDULE NO. 2945-143-28-011

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 4,800

(1) OWNER Rollin Bitting NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 538 Melody Lane NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243 5010 USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE: Remodel

(2) ADDRESS _____ Remove some interior partitions, Retail

(2) TELEPHONE _____

✓ 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 ___ NO ___

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions: Interior Only

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 Rollin Bitting Date 7-15-96

Department Approval Ronnie Edwards Date 7-15-96

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

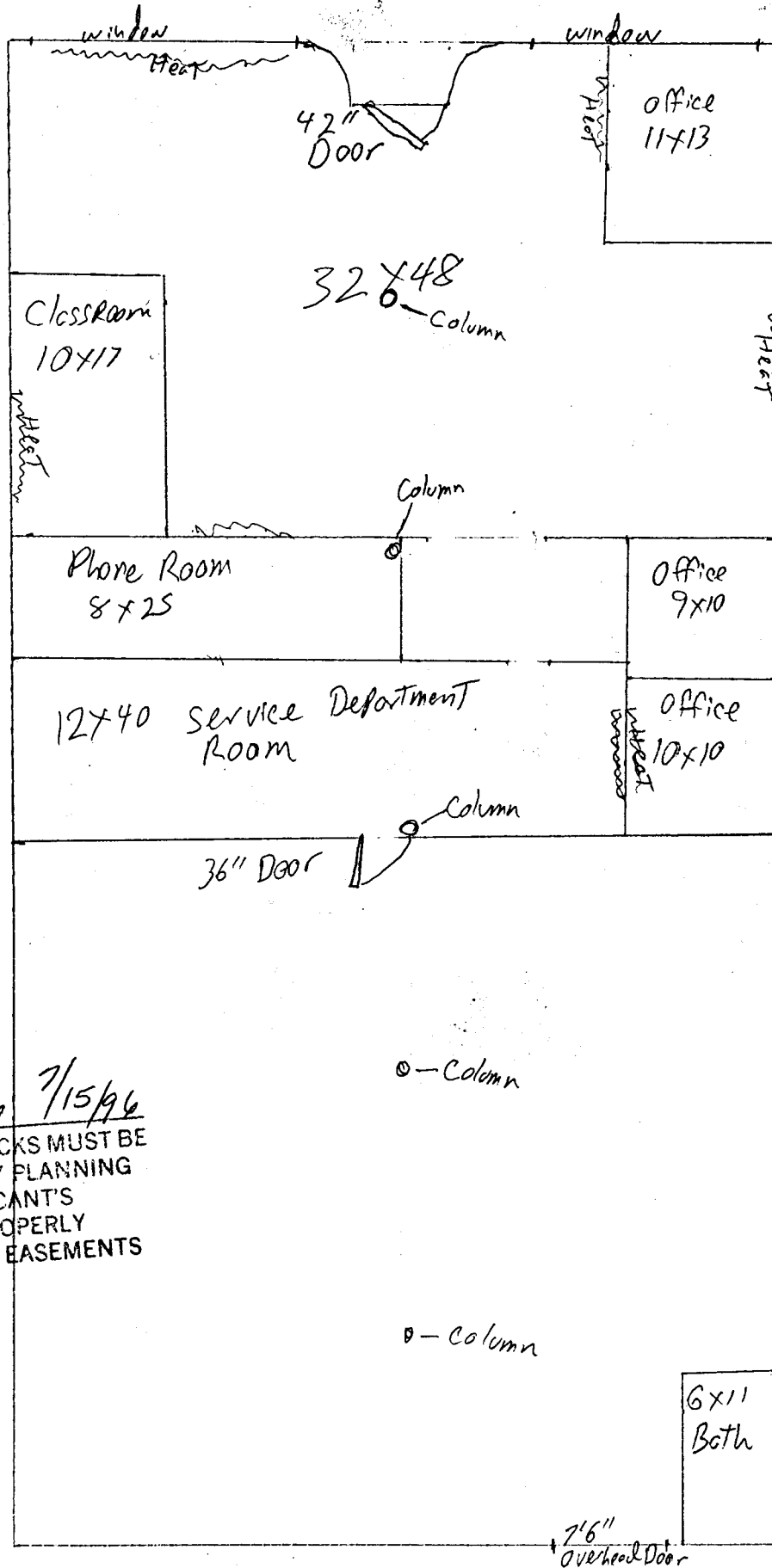
Utility Accounting Melissa Fowler Date 7-15-96

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)

437 Colorado

3/32 = 1'



Retail Only
Interior Only

ACCEPTED Ronnie 7/15/96
 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.