

FEE \$	PA w/COU.
TCP \$	NA
DRAINAGE FEE \$	NA

BLDG PERMIT NO.	55217
FILE #	COU-96-4.6

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 502 Colorado Ave TAX SCHEDULE NO. 2945-143-20-013

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

FILING _____ BLK 117 LOT S40Ft of lots SQ. FT. OF EXISTING BLDG(S) 600 sf
29 & 32 inc.

(1) OWNER Shari Raso NO. OF DWELLING UNITS N/A
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS P.O. Box 2328

(1) TELEPHONE 242-9180 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Sid Squirrell USE OF ALL EXISTING BLDGS yes

(2) ADDRESS 225 N 5th St, Suite 1020 DESCRIPTION OF WORK & INTENDED USE: remodel

(2) TELEPHONE 241-2909 for coffee shop

✓ 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 X

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt No
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions: File COU 96-4.6

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 1 T.ZONE 12 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 Sid Squirrell Date 2/10/96

Department Approval Walter Adkins Date 2/28/96

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

Utility Accounting Miller Fowler Date 2-29-96

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)

DATE SUBMITTED: 4/2/96

CHANGE OF USE DEVELOPMENT APPLICATION

PROPERTY OWNER: Shari Raso

ADDRESS: P.O. Box 2328

PHONE: 242-9180

APPLICANT'S NAME: Sid

ADDRESS: 225 North St. Suite 1020

PHONE: 241-2009

LOCATION OF PROPERTY: 502 Colorado Avenue

TAX PARCEL #: 2945-143-20-013

EXISTING USE: phone store

PROPOSED USE: coffee shop

OTHER: _____

FOR OFFICE USE ONLY

ZONE: _____ 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.

[Signature]
Signature

APPROVED BY: [Signature]

DATE APPROVED: 2/28/96