

FEE \$
TCP \$ <u>1,131.00</u>
DRAINAGE FEE \$ <u>NA</u>

BLDG PERMIT NO. <u>55765</u>
FILE # <u>COU 96-4.15</u>

# 3021-0120-02-5 (site plan review, multi-family development, non-residential development)  
 Grand Junction Community Development Department

✓TCP

**PLANNING CLEARANCE**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>750 HORIZON DRIVE</u>	TAX SCHEDULE NO. <u>2701-364-00-055</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>N/A</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>1500 SF</u>
(1) OWNER <u>Z-Z INC.</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) ADDRESS <u>750 HORIZON DRIVE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>(970) 242-2936</u>	USE OF ALL EXISTING BLDGS <u>GAS STATION / SELL GAR.</u>
(2) APPLICANT <u>J. DYER CONST. INC.</u>	DESCRIPTION OF WORK & INTENDED USE: <u>INTERIOR</u>
(2) ADDRESS <u>603 ROAD AVE.</u>	<u>REMODEL / CHANGE OF USE EXISTING SPACE</u>
(2) TELEPHONE <u>(970) 245-8610</u>	

✓ 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 <u>HO</u>	Landscaping / Screening Required: YES _____ NO <u>X</u>
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>See plan in file</u>
Side _____ from PL Rear <u>NA INTERIOR</u>	Special Conditions: _____
Maximum Height _____	
Maximum coverage of lot by structures _____	CENS.T. _____ T.ZONE _____ 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 <u>Jack Dyer</u>	Date <u>3/26/96</u>
Department Approval <u>Robert L. Webb</u>	Date <u>4/15/96</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____	
Utility Accounting <u>Jessy Shasta</u>	Date <u>4/14/96</u>

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: 3/26/96



# CHANGE OF USE

## DEVELOPMENT APPLICATION

Property Owner: ROBERT AND LARRY ZARLINGO Z-Z INCORPORATED

Address: 750 HORIZON DRIVE

Telephone: (970) 242-1691

Applicant's Name: J. DYER CONSTRUCTION, INC.

Address: 603 ROOD AVENUE

Telephone: (970) 245-8610

Location of Property: 750 HORIZON DRIVE

Tax Parcel No. 2701-364-00-055

Existing Use: GAS STATION w/ 2 SERVICE BAYS

Proposed Use: GAS STATION CONVENIENCE STORE

Other: \_\_\_\_\_

FOR OFFICE USE ONLY				
Zone: <u>HO</u>	Setbacks	F: <u>NA</u>	S: <u>NA</u>	R: <u>NA</u>
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.

Jim K. Dyer  
Applicant's Signature

3/26/96  
Date

Kristen Z. Adkins  
Community Development Department Approval

4/15/96  
Date

White - Community Development Dept.

Yellow - Customer