

FEE \$ <u>pd. w/ C.O.U</u>
TCP \$
DRAINAGE FEE \$

BLDG PERMIT NO. <u>57223</u>
FILE # <u>C.O.U. 96-4.22</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

Ron Askey
242-2633
1006-0580-08-4



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 319 MAIN ST. TAX SCHEDULE NO. 2945-143-22-004

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

FILING _____ BLK 119 LOT 5 SQ. FT. OF EXISTING BLDG(S) 60 x 22

(1) OWNER ROHARD RASO NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 3350 Star Ct NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT HELENA SHERMAN USE OF ALL EXISTING BLDGS Retail

(2) ADDRESS 2321 So RIM DESCRIPTION OF WORK & INTENDED USE:
change to Retail/Restaurant

(2) TELEPHONE 257-0878

✓ 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 X

SETBACKS: Front _____ from Property Line (PL) Parking Req't N/A
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear UNKNOWN from PL Special Conditions: _____

Maximum Height _____ CENS.T. _____ T.ZONE 35 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 7-18-96

Department Approval [Signature] Date 8/9/96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9436 - Restaurant

Utility Accounting (Jodi or Miller only) Miller Fowler Date 8-20-96

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)