

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

BLDG PERMIT NO.	55086
FILE #	

PLANNING CLEARANCE

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

1006-0680-01-3 Grand Junction Community Development Department

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 519 Main TAX SCHEDULE NO. 2975 143-20-002
 SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION -0-
 FILING BLK 117 LOT 45, 6, 7 SQ. FT. OF EXISTING BLDG(S) 11615-
 (1) OWNER Shari A. Raso NO. OF DWELLING UNITS
 BEFORE: -0- AFTER: -0- CONSTRUCTION
 (1) ADDRESS PO. B 2328 G.J. Co. 81502
 (1) TELEPHONE 970-242-9150 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT AURA E. SIX USE OF ALL EXISTING BLDGS Retail
 (2) ADDRESS 434 Meadows way DESCRIPTION OF WORK & INTENDED USE: "Retail"
 (2) TELEPHONE (970) 257-0657 install lavatory, basin, sink build walls around rest room.

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

ONE B-3 Landscaping / Screening Required: YES NO
 SETBACKS: Front _____ from Property Line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 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 Aura Six Date 2-13-96
 Department Approval Marcia Rabidoux Date 2-13-96 no change
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A - in current use
 Utility Accounting Melie Fowler Date 2-13-96

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)