FEE\$	Daid	,
TCP\$		
DRAINA	GE FEE \$	

(White: Planning)

(Yellow: Customer)

BLDG PERMIT NO.
FILE # COU - 96-4.21

(Goldenrod: Utility Accounting)

PLANNING CLEARANCE

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

<u>Grand Junction Community Development Department</u>

- ME THIS SECTION TO	D BE COMPLETED BY APPLICANT **		
BLDG ADDRESS 1027 main	TAX SCHEDULE NO. 2945, 144-23-003		
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION		
FILING BLK 87 LOT 6,74 E2	SO. FT. OF EXISTING BLDG(S)		
(1) OWNER Harold Harris	NO. OF DWELLING UNITS		
(1) ADDRESS 1027 Main	BEFORE: AFTER: CONSTRUCTION		
(1) TELEPHONE 245-5437	NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION		
(2) APPLICANT Freeda J. Killy	USE OF ALL EXISTING BLDGS puschool & offwo		
(2) ADDRESS 1816 North 7th	DESCRIPTION OF WORK & INTENDED USE:		
(2) TELEPHONE 243-55/6	change to retail		
	mittal Standards for Improvements and Development) document.		
ONE B- 5 THIS SECTION TO BE COMPLETED BY	COMMUNITY DEVELOPMENT DEPARTMENT STAFF Landscaping / Screening Required: YES NO		
SETBACKS: Front from Property Line (PL			
or from center of ROW, whichever is grea	Special Conditions: March 11 Wel from		
Side from PL Rear from P	" Muce to hutail		
Maximum Height Maximum coverage of lot by structures	CENS.T T.ZONE ANNX #		
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.			
	d the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).		
Applicant's Signature Fresh L. Kel	ly Date 7-17-96		
1/2 Old 1/1 //	9 /		
Department Approval DUFFULL III - FR	1/1 Date 7-30-90		
	YES NO W/O No		

(Pink: Building Department)