

FEE \$	5.00
TCP \$	_____
DRAINAGE FEE \$	_____

BLDG PERMIT NO.	5A 333
FILE #	_____

pc

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	2491 Hwy 6350	TAX SCHEDULE NO.	2945-094-00-146
SUBDIVISION	_____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	_____
FILING _____ BLK _____ LOT _____		SQ. FT. OF EXISTING BLDG(S)	_____
(1) OWNER	WATERMARK SPAS	NO. OF DWELLING UNITS	BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS	2491 Hwy 6350	NO. OF BLDGS ON PARCEL	BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) TELEPHONE	241-4133	USE OF ALL EXISTING BLDGS	COMMERCIAL
(2) APPLICANT	HANK DRAKE FOR WATERMARK	DESCRIPTION OF WORK & INTENDED USE:	INTERIOR REMODEL / RETAIL SALES
(2) ADDRESS	2491 Hwy 6350		
(2) TELEPHONE	241-4133		

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 _____
SETBACKS: Front _____ from Property Line (PL)		Parking Req'mt	_____
or _____ from center of ROW, whichever is greater		Special Conditions:	Interior Remodel
Side _____ from PL Rear _____ from PL			No change in use
Maximum Height _____		CENS.T.	9 T.ZONE 97 ANNEX #
Maximum coverage of lot by structures _____			

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	<i>Hank Drake</i>	Date	_____
Department Approval	<i>Maria Rabideaux</i>	Date	1-29-97
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO _____ W/O No. _____		
Utility Accounting	<i>Checka Don</i>	Date	1-29-96

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)