

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. 58139
FILE #

PLANNING CLEARANCE

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



3021-3290-03-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2454 Hwy 6250 #109 TAX SCHEDULE NO. 2945 091 05 009

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

FILING — BLK — LOT 2 SQ. FT. OF EXISTING BLDG(S) 2300

(1) OWNER Coke & Coke NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS c/o Bryan & Co 1007 N. 7th NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 241-9136 USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT Pinyon Const. DESCRIPTION OF WORK & INTENDED USE: Interior

(2) ADDRESS 1531 Bryan Ave remodel

(2) TELEPHONE 241-9136

✓ 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 HO Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL

Special Conditions: Interior - 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 Steve Thorne Date 10-30-96

Department Approval Ronnie Edwards Date 10-30-96

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

Utility Accounting Jenny Hope Date 10/30/96

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)