

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

BLDG PERMIT NO. 58175
FILE #

### PLANNING CLEARANCE

3003-0790-049 (site plan review, multi-family development, non-residential development)  
 2 224 Comm/Stores. Grand Junction Community Development Department

*5/10*

BLDG ADDRESS 2892 No AVE TAX SCHEDULE NO. 2943-074-00-048  
THIS SECTION TO BE COMPLETED BY APPLICANT

SUBDIVISION "A" SQ. FT. OF PROPOSED BLDG(S)/ADDITION n/a

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) n/a

(1) OWNER EMORY CANTRELL NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS P.O. Box 1292 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 706-226-9093 USE OF ALL EXISTING BLDGS C-1 ZONE RETAIL PD AS APPROVED

(2) APPLICANT STEUER MEALUM DESCRIPTION OF WORK & INTENDED USE:

(2) ADDRESS 352 25RD ADDITION OF 2 OFFICES & 2 RESTROOMS

(2) TELEPHONE 243-4642 wholesale glass co.

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-1 Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) Parking Req'mt —  
 or 55' from center of ROW, whichever is greater

Side 0' to 10' from PL Rear 0' from PL Special Conditions: one employee

Maximum Height 40' Interior Remodel

Maximum coverage of lot by structures — CENS.T. 60 T.ZONE 30 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: *Melinda* Date 9-21-96

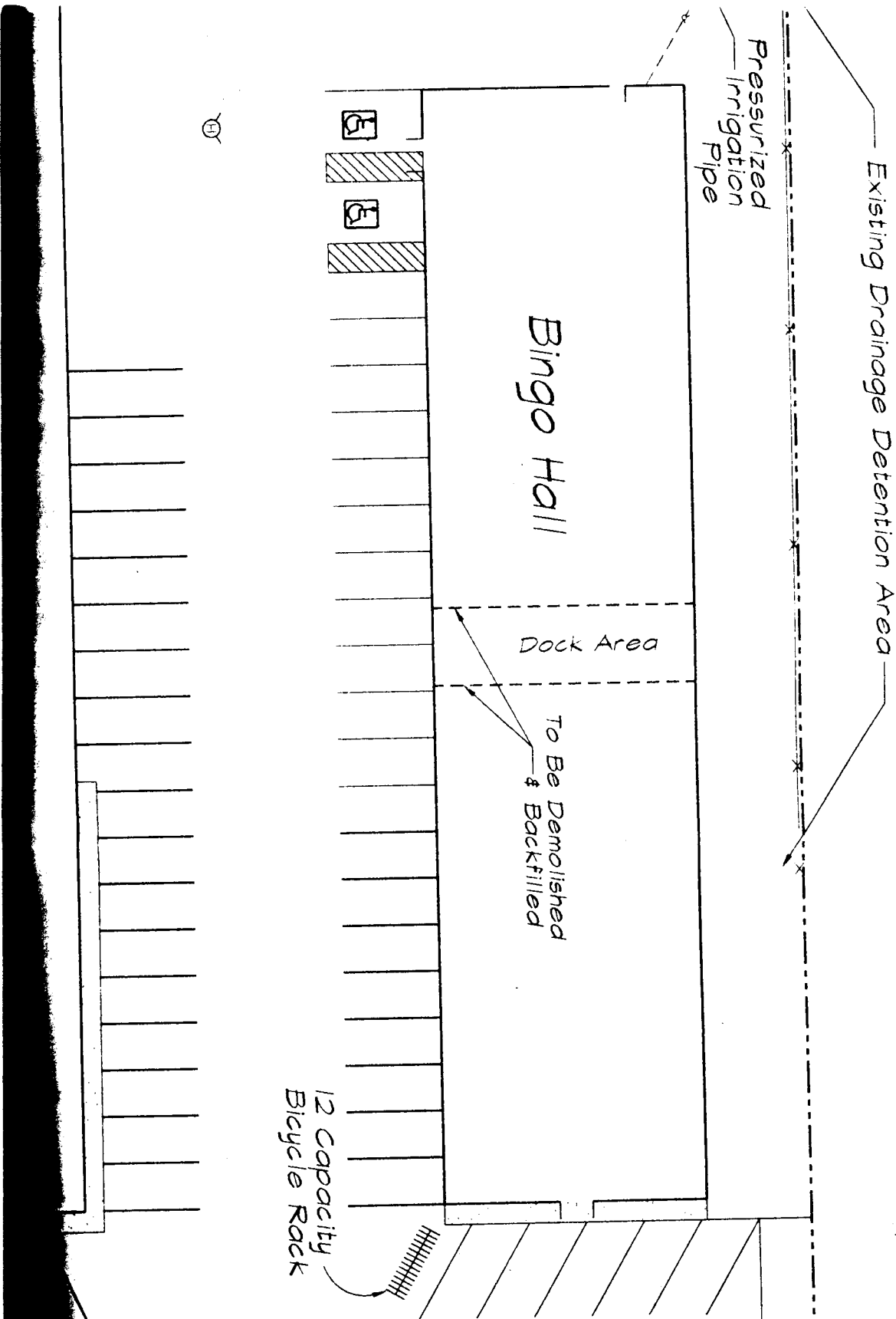
Department Approval: *[Signature]* Date 10-22-96  
Cb 2/1/97

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

Utility Accounting: *[Signature]* Date 10-23-96

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)



ACCEPTED *KCF* 10/13/96  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.