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BLDG PERMIT NO. 59305

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

1006-0730-03-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>425 Main St</u>	TAX SCHEDULE NO. <u>2945 143 21 006</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>no change</u>
FILING _____ BLK <u>118</u> LOT <u>6, 7, 8</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Brown's Shoe Fit Co</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>425 Main St.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-7690</u>	USE OF EXISTING BLDGS <u>Retail</u>
(2) APPLICANT <u>Rinyon Const.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>1531 Rinyon Ave</u>	<u>Interior remodel</u>
(2) TELEPHONE <u>241-9136</u>	

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side _____ from PL Rear _____ from PL	Special Conditions <u>Interior remodel -</u> <u>No change in use</u>
Maximum Height _____	CENSUS TRACT <u>3</u> TRAFFIC ZONE <u>42</u>

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature <u>[Signature]</u>	Date <u>2-28-97</u>
Department Approval <u>[Signature]</u>	Date <u>2-28-97</u>

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

Utility Accounting <u>[Signature]</u>	Date <u>2/28/97</u>
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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)