

FEE \$	<u>Paid</u>
TCP \$	<u>NA</u>
DRAINAGE FEE \$	<u>NA</u>

BLDG PERMIT NO.	<u>NA?</u>
FILE #	<u>COU-97-004.3</u>

PLANNING CLEARANCE

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

1002-1990-17-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>309 Pitkin</u>	TAX SCHEDULE NO. <u>2945-143-38-001</u>
SUBDIVISION <u>City</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>—</u>
FILING <u>BLK 146</u> LOT <u>51 & 2</u>	SQ. FT. OF EXISTING BLDG(S) <u>960</u>
(1) OWNER <u>Laverne Makissen</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) ADDRESS <u>609 FT. Uncompahgre</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>245-5950 (w) 241-2020</u>	USE OF ALL EXISTING BLDGS <u>pawn shop</u>
(2) APPLICANT <u>Dorlean Makissen</u>	DESCRIPTION OF WORK & INTENDED USE: <u>retail & glass manufacturing</u>
(2) ADDRESS <u>Same.</u>	
(2) TELEPHONE <u>—</u>	

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 <u>I-1</u>	Landscaping / Screening Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: Front <u>—</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>Per plan</u>
Side <u>—</u> from PL Rear <u>Interior</u> from PL	Special Conditions: <u>—</u>
Maximum Height <u>—</u>	
Maximum coverage of lot by structures <u>—</u>	CENS.T. <u>—</u> T.ZONE <u>—</u> ANN# <u>—</u>

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 <u>John Colson</u>	Date <u>1-9-97</u>
Department Approval <u>Minda K. Webb</u>	Date <u>1/20/97</u>
Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. <u>—</u>	
Utility Accounting <u>Jacqui Hager</u>	Date <u>1/20/97</u>

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)

Date Submitted: 1-9-97



CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: Hussey Trust (RAEDELLE H.)

Address: 2522 6 3/8 Rd

Telephone: _____

Applicant's Name: Laverne + Darleen McKissen

Address: 609 FT Uncompahgre 81504

Telephone: 245-5950 (w) 241-2020

Location of Property: 309 Pitkin

Tax Parcel No. 2945-143-38-001

Existing Use: PAWN & LOAN SHOP

Proposed Use: MANUFACTURING & RETAIL OF EYEGLASSES

Other: _____

FOR OFFICE USE ONLY				
Zone: <u>I-1</u>	Setbacks	F: <u>/</u>	S: <u>/</u>	R: <u>/</u>
Special Conditions:				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

W. Laverne McKissen
Applicant's Signature

1/9/97
Date

Kirsten L. Albert
Community Development Department Approval

1/20/97
Date

White - Community Development Dept.

Yellow - Customer