

|                        |                           |
|------------------------|---------------------------|
| Planning \$ <u>500</u> | Drainage \$ <u>—</u>      |
| TCP \$ <u>—</u>        | School Impact \$ <u>—</u> |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>68129</u> |
| FILE #                       |

## 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 1141 N. 25<sup>th</sup> St. A TAX SCHEDULE NO. 2945-124-24-019  
G.S. CO 81501  
 SUBDIVISION Tellar Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1480  
 FILING \_\_\_\_\_ BLK 3 LOT 12113 SQ. FT. OF EXISTING BLDG(S) 1480  
 (1) OWNER Bob Lovelace NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS 1505 N. 23<sup>rd</sup> St. J. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE 243-5852  
 (2) APPLICANT IKE, MARLENE WATSON USE OF ALL EXISTING BLDGS Var. Office/Retail/Class.  
 (2) ADDRESS 2615 F. RD #3 G-81506 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 970-241-2961 Coffee / Tea / Pastries RETAIL

✓ 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) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions: Interior Remodel  
N.C.I.U. per DT  
 Census Tract 6 Traffic Zone 31 Annx # \_\_\_\_\_

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 Ike Watson Date 11-5-98  
 Department Approval Antonia Costello Date 11-5-98  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8510-5279  
 Utility Accounting Richardson Date 11-5-98

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)

November 2, 1998

Mr. Bob Lee  
Mesa County Building Dept.  
PO Box 20000  
Grand Junction, CO 81502

Dear Mr. Lee:

Based on the information submitted to this office, Mt. Java Coffee Shop located at 1141 N. 25<sup>th</sup> Street, will not be required to install pretreatment equipment.

If additional information is needed, please contact me at 244-1489.

Sincerely,

Daniel Tonello  
Pretreatment Coordinator

cc: Trent Prall, Utility Engineer, City of Grand Junction  
Senta Costello, Community Development