

Planning \$ <u>5.00</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>73439</u>
FILE #

## PLANNING CLEARANCE

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

13895-8695

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 759 Horizon Dr. #0

SUBDIVISION Replat - Crossroads Colo. West

FILING - BLK 2 LOT 2

OWNER William S. Mills

ADDRESS 425 North Avenue

TELEPHONE 242-2651

APPLICANT William M. DeDrier

ADDRESS 684 Glen Caro Dr.

TELEPHONE 970-242-4781

TAX SCHEDULE NO. 2701-361-22-023

SQ. FT. OF PROPOSED BLDG(S)/ADDITION -

SQ. FT OF EXISTING BLDG(S) -

NO. OF DWELLING UNITS: BEFORE - AFTER -  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
CONSTRUCTION

USE OF ALL EXISTING BLDGS - empty 2nd - previous w. W. Peppers

DESCRIPTION OF WORK & INTENDED USE: 1300 sq ft - int. remodel only - ICE CREAM PARLOR

EXISTING ROW 1.9 FOR ENTIRE STRIP

No ADD'L ROW REQ'D FOR THIS BUSINESS

Submittal requirements are outlined in the SSID (Submittal

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H0

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 \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

PARKING REQUIREMENT: Ø

SPECIAL CONDITIONS: Old BUTTERCUP (ICE CREAM PARLOR)

CENSUS TRACT 11 TRAFFIC ZONE 15 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 Grand Junction 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 [Signature] Date 12-30-99

Department Approval [Signature] Date 12/30/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting	<u>[Signature] (SEE COMMENTS ABOVE)</u>		Date <u>12/30/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DEC 30 1999  
 CIVIL ENGINEERING  
 PAID