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BLDG PERMIT NO. 69424

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS <u>2424 U.S. Hwy 6&amp;50</u>	TAX SCHEDULE NO. <u>2945-043-06-003</u>
SUBDIVISION <u>Grand Jct. Mesa Mall</u> Space no. <u>106</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>700 S.F.</u>
(1) OWNER <u>mesa Jewelers</u>	NO. OF DWELLING UNITS BEFORE: <u>—</u> AFTER: <u>—</u> THIS CONSTRUCTION
(1) ADDRESS <u>2424 hwy 6&amp;50 No. 106</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE <u>245-1617</u>	USE OF EXISTING BLDGS <u>Jewelry Store</u>
(2) APPLICANT <u>J. Dyer Const., Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Jewelry Stor</u>
(2) ADDRESS <u>603 Rood Avenue</u>	<u>Interior Remodel</u>
(2) TELEPHONE <u>(970) 245-8610</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>NO</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 only</u>
Maximum Height _____	<u>no change in use</u>
	CENS.T. <u>9</u> T.ZONE <u>9</u> ANN# _____

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>3/30/99</u>
Department Approval <u>[Signature]</u>	Date <u>3-31-99</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u> W/O No. _____	
Utility Accounting <u>[Signature]</u>	Date <u>3/31/99</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)