

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>76340</u>
FILE # <u>COU-96-4.6</u>

### PLANNING CLEARANCE

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

*Handwritten signature/initials*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 502 Colorado  
SUBDIVISION City S 40' of  
FILING - BLK 117 LOT 29-32  
OWNER Catherine D Cooghran  
ADDRESS 502 Colorado  
TELEPHONE (970) 256-7446  
APPLICANT Bradley S. Harrell  
ADDRESS P.O. Box 3648 E.J. Co. of Exterior WAP in code  
TELEPHONE (970) 243-3738 or 260-1461

TAX SCHEDULE NO. 2945-143-20-013  
SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100 sq ft.  
SQ. FT OF EXISTING BLDG(S) 600 sq ft.  
NO. OF DWELLING UNITS: BEFORE 1 AFTER 2  
CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS Coffee house  
DESCRIPTION OF WORK & INTENDED USE: Installation

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 B2  
SETBACKS FRONT: 25' from Property Line (PL) or  
0' from center of ROW, whichever is greater  
SIDE: 0' from PL REAR: 0' from PL  
MAXIMUM HEIGHT N/A  
MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES N/A  
PARKING REQUIREMENT: no change  
SPECIAL CONDITIONS: \_\_\_\_\_  
CENSUS TRACT 1 TRAFFIC ZONE 42 ANNEX \_\_\_\_\_

*Accepted Stamp*

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 8-10-00  
Department Approval [Signature] Date 8-10-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Marshall Cal.</u>		Date <u>8/10/00</u>

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

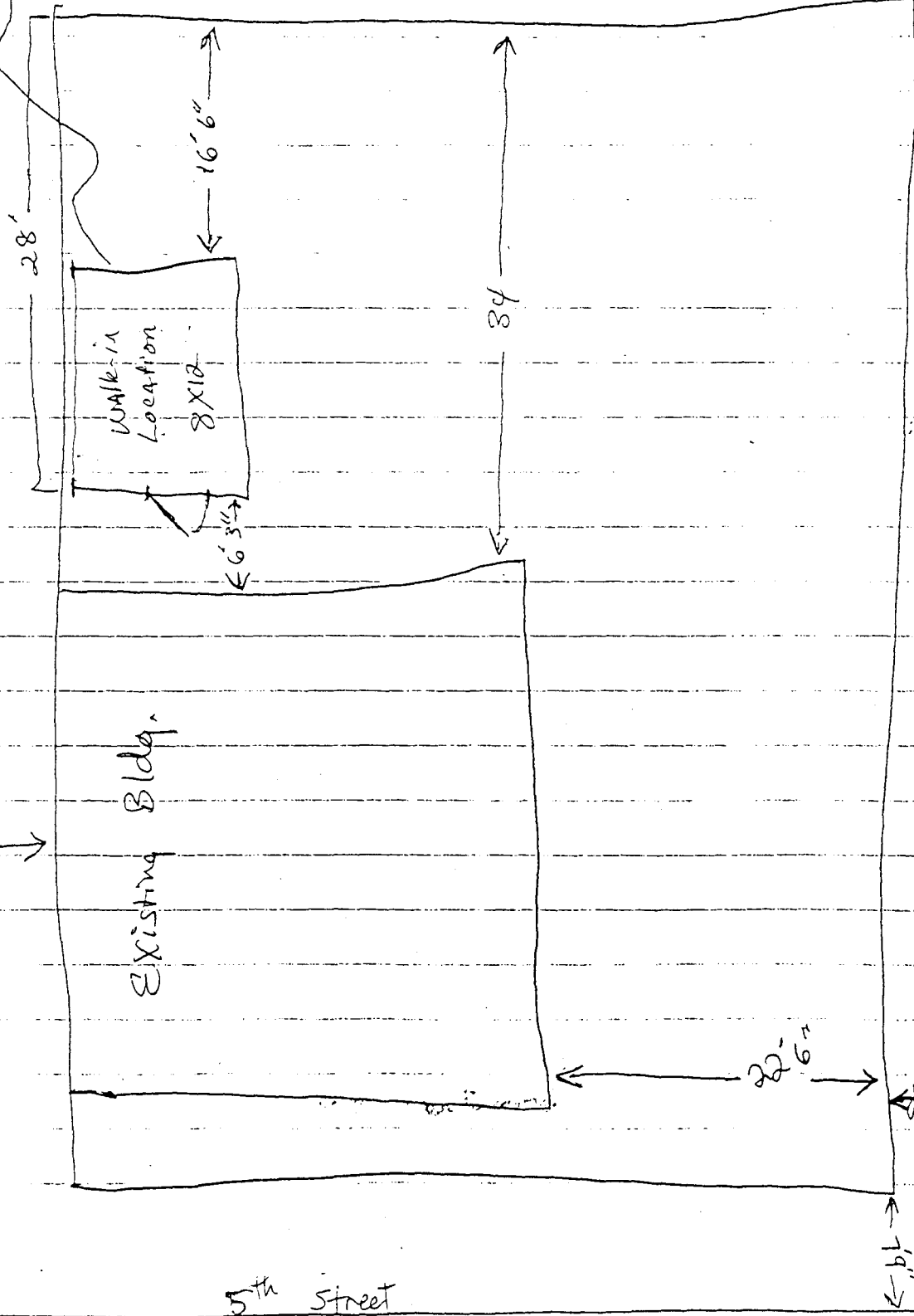
502 Colorado Ave

received  
8/8/00  
Proposed  
Improvements

Existing Brick wall

Existing Bldg.

Walk-in  
Location  
8x12



5th Street

Colorado Ave

8-10-00  
ACCEPTED  
ANY CHANGE OF SETBACKS  
APPROVED BY THE CITY PLANNING  
DEPT. IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASE  
AND PROPERTY LINES.