

FILE

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

Java House

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 502 Colorado TAX SCHEDULE NO. 2945-143-20-013
SUBDIVISION City 5 40' x 100' SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100 SQ FT.
FILING - BLK 117 LOT 29-32 SQ. FT OF EXISTING BLDG(S) 600 4
OWNER Catherine D Cooghran NO. OF DWELLING UNITS: BEFORE 1 AFTER 2
ADDRESS 502 Colorado CONSTRUCTION
TELEPHONE 970) 256-7446 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
APPLICANT Bradley S. Harrell USE OF ALL EXISTING BLDGS Coffee house
ADDRESS P.O. Box 3648 G.J. Co. of Exterior walk-in cooler DESCRIPTION OF WORK & INTENDED USE: Installation
TELEPHONE (970) 243-3738 or 260-1461

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 LANDSCAPING/SCREENING REQUIRED: YES N/A NO N/A
SETBACKS: FRONT: 25' from Property Line (PL) or from center of ROW, whichever is greater
SIDE: 0' from PL REAR: 0' from PL PARKING REQUIREMENT: no change
MAXIMUM HEIGHT N/A SPECIAL CONDITIONS: _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A CENSUS TRACT 1 TRAFFIC ZONE 42 ANNEX _____

Accepted

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 Bradley S. Harrell Date 8-10-00
Department Approval Ronnie Edwards 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 Cole</u>		Date <u>8/10/00</u>

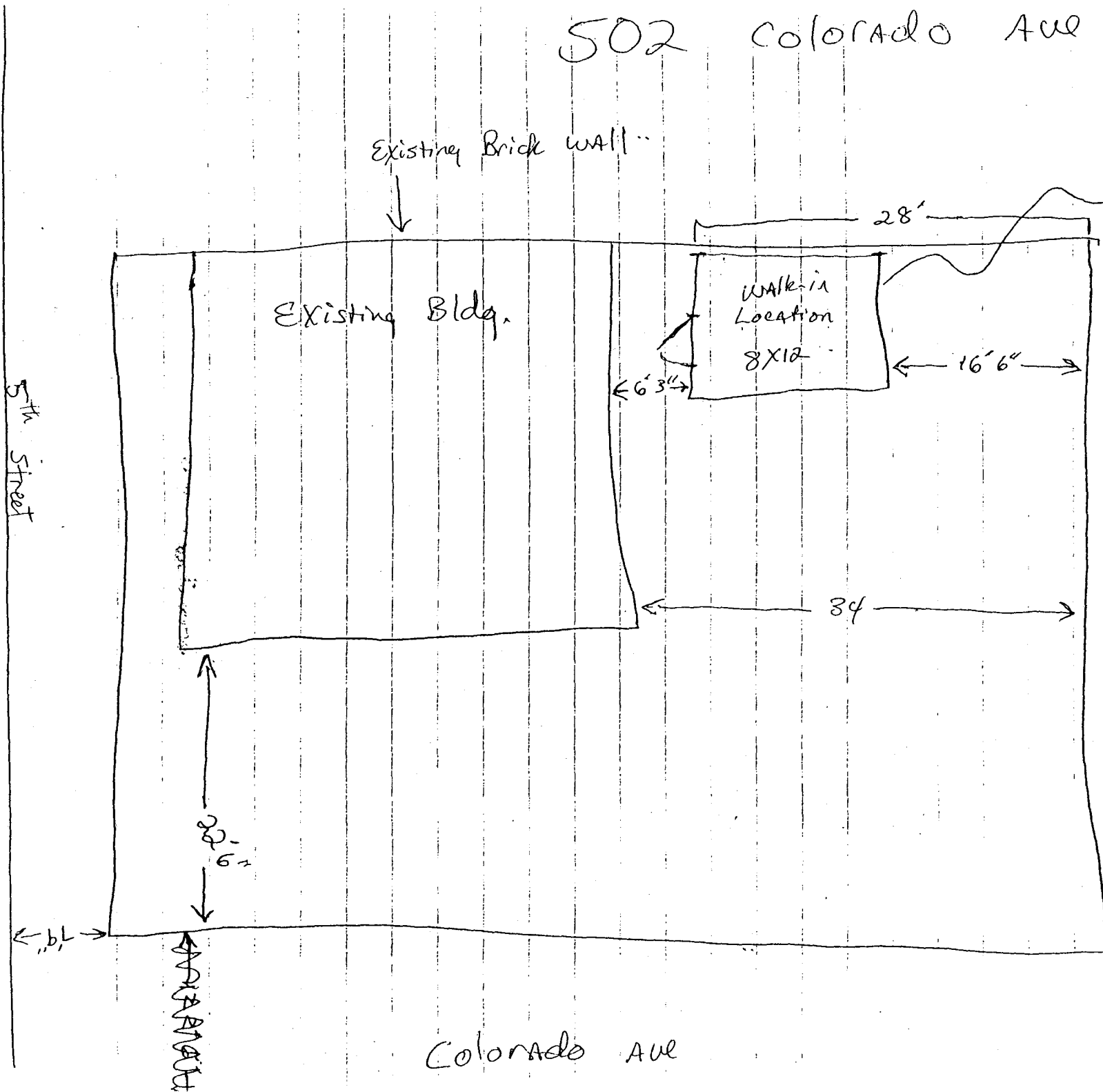
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

502 Colorado Ave

received
8/8/00
Proposed
Improvement

Existing Brick wall



5th Street

Colorado Ave

ACCEPTED *Jay M. [Signature]* 8-10-00
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.