

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

BLDG PERMIT NO. <u>75659</u>
FILE #

PLANNING CLEARANCE

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

ET

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 533 Main St
 SUBDIVISION City
 FILING — BLK 117 LOT 9
 OWNER Shari Raso
 ADDRESS PO Box 2328 81502
 TELEPHONE 242-9180
 APPLICANT Garrett Walker
 ADDRESS 875 24 Road
 TELEPHONE 241-9020

TAX SCHEDULE NO. 2945-143-20-004
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 SQ. FT OF EXISTING BLDG(S) 14x58
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS retail/salon
 DESCRIPTION OF WORK & INTENDED USE: interior remodel only

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: — 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: no change (DDA)
 SPECIAL CONDITIONS: no change in basic use - "Cookies by Design"
 CENSUS TRACT 1 TRAFFIC ZONE 42 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]
 Department Approval Ronnie Edwards clo slaloo

Date 6-20-00
 Date 6-20-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/20/00</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)

From: Dan Tonello
To: Costello, Senta; Lee, Bob; Prall, Trenton
Date: Wednesday, June 07, 2000 3:59PM
Subject: "Cookies by Design"

Based on the information submitted to this office, "Cookies By Design" to be located at 533 Main St., will not be required to install a grease interceptor. If additional information is needed, please contact me at 244-1489.