

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 2857 NORTH AVE
SUBDIVISION:
FILING # BLK # 3 LOT # 3
TAX SCHEDULE NUMBER: 2943-181-01-01

SQ FT OF BLDG: 1400
SQ FT OF LOT: 25,155
NUMBER OF FAMILY UNITS: 2
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

PROPERTY OWNER: RAY COLE
ADDRESS: 2857 NORTH AVE
PHONE: 243-2227

USE OF ALL EXISTING BUILDINGS:

DESCRIPTION OF WORK AND INTENDED USE:
BUILD FAST LUBE SHOP

Quitclaim rec'd 9-3-85 C.O. Released 9-9-85

FOR OFFICE USE ONLY

ZONE: C1
SETBACKS: F 55' S 0' R 0'
RIGHT OF WAY: 100'
MAXIMUM HEIGHT: 40'
PARKING SPACES REQUIRED: 10 - per approved plan
LANDSCAPING/SCREENING: 75% of FT
YD SETBACK (per approved site plan)

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER:
SPECIAL CONDITIONS: 1) 10' ROCU (quit-claim deed)
2) DEDICATION REVOCABLE
3) PERMIT for the landscaping
4) Detached sidewalk to be constructed

No greater than 30" in height at maturity

to City Standards 4) 6' privacy fence to be constructed adjacent to residential area 5) curb cut

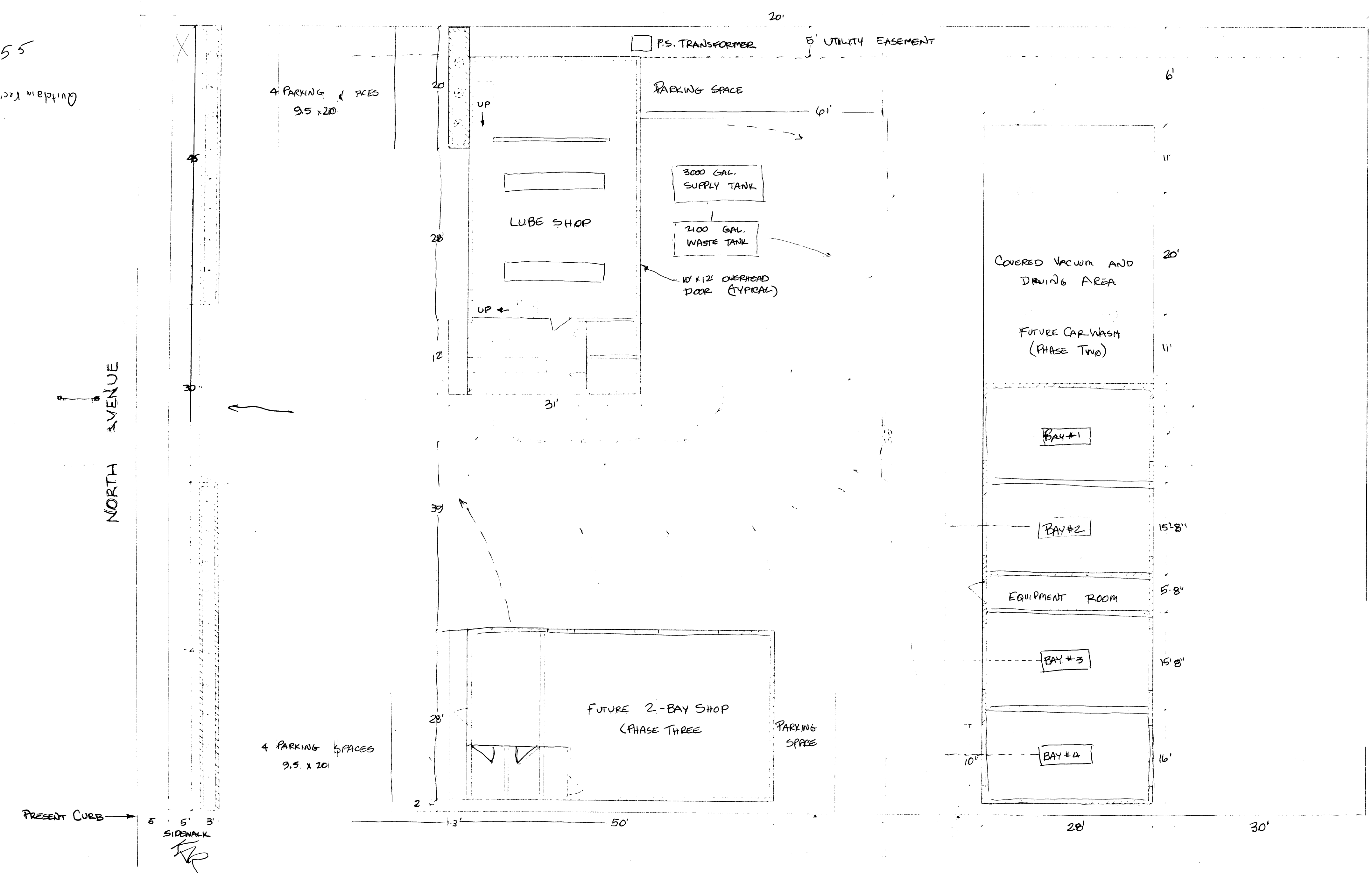
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code). ANY LANDSCAPING REQUIRED 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 SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

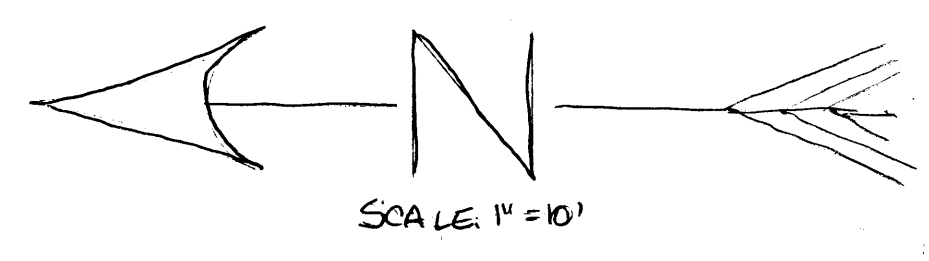
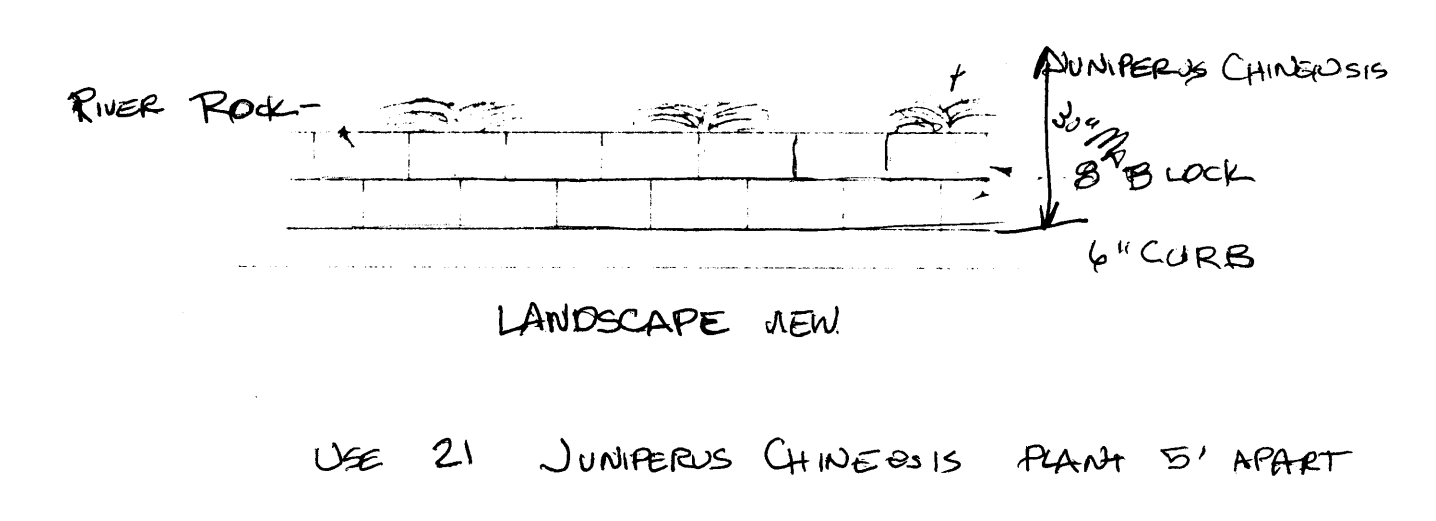
Signature: [Handwritten Signature]
SIGNED: [Handwritten Signature]
City Standards
City Transportation Engineer
Lot to be paved to City Standards
All parking to be striped
Certificate of Occupancy to be issued upon completion of all improvements

DATE APPROVED: August 9 1983
APPROVED BY: Janet C. Stephens

55
 58-6-6 P. 22 9-85



CONSTRUCTION SCHEDULE
 PHASE ONE - LUBE SHOP
 PHASE TWO - CAR WASH (FUTURE)
 PHASE THREE - 2 BAY SHOP (FUTURE)



Approved
 8-7-85

SITE PLAN