

DATE SUBMITTED 3/9/94

BUILDING PERMIT NO. 47861

FEE \$ No fee

PLANNING CLEARANCE

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

BLDG ADDRESS 2488 Commerce Blvd SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-091-00083 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Robert Ramirez USE OF EXISTING BLDGS body shop & office

ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: ENCLOSE existing storage area for offices

TELEPHONE 245 2106

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE C-2 DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
 Side _____ from property line
 Rear _____ from property line
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Landscaping/Screening Req'd _____

GEOLOGIC HAZARD: YES _____ NO _____

CENSUS TRACT 9 TRAFFIC ZONE 9

Parking Req'mt existing

File Number _____

Special Conditions: Interior remodel no change in use

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval Kathy Parker Applicant Signature Robert Ramirez

Date Approved 3/9/94 Date 3-9-94

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

(White. Planning) (Yellow. Customer) (Pink. Building Department)