

DATE SUBMITTED 1-11-94

BUILDING PERMIT NO. 49434

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 114 Hill Ave  
SUBDIVISION City of G.J.  
FILING \_\_\_\_\_ BLK 33 LOT 19-24  
TAX SCHEDULE NO. 2945-142-13-013  
OWNER Jim. Fouco Motor Co.  
ADDRESS same  
TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
SQ. FT. OF EXISTING BLDG(S) 10,000  
NO. OF FAMILY UNITS N/A  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
USE OF EXISTING BLDGS Body Shop  
DESCRIPTION OF WORK AND INTENDED USE:  
Repace old PAINT Booth with new

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

ZONE C-2  
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 \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 3 TRAFFIC ZONE 35  
Parking Req'mt \_\_\_\_\_  
File Number \_\_\_\_\_  
Special Conditions: Interior remodel no change of 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 Porten  
Date Approved 1/12/94

Applicant Signature Mark A. Hennessy  
Date 1-12-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)