

FEE \$ 110.00 (SPR)

193 94

BLDG PERMIT NO.

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3001-2780-07-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2571 Hwy 6 & 50

TAX SCHEDULE NO. 2945-151-00-095

SUBDIVISION

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,500

FILING BLK LOT

SQ. FT. OF EXISTING BLDG(S) 14,000

(1) OWNER David S. McDonald

NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2571 Hwy 6 & 50

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 245-0812

USE OF ALL EXISTING BLDGS Motorcycle sales and service

(2) APPLICANT T P I

(2) ADDRESS 552 25 Road

DESCRIPTION OF WORK & INTENDED USE:

(2) TELEPHONE 243-4642

storage for motorcycles

(diner not included)

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 C-1

Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or Parking Req'mt from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL

Special Conditions: Approval at this time is for storage units only

Maximum Height 40

Maximum coverage of lot by structures

CENSUS TRACT TRAFFIC ZONE

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 G.J. 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]

Date 10-27-94

Department Approval [Signature]

Date 12-2-94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A - Storage only

Utility Accounting [Signature]

Date

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

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