

DATE SUBMITTED 5/31/94

BUILDING PERMIT NO. 48994

FEE \$ Pd w/ site plan review

59 94

PLANNING CLEARANCE

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

3003-0810-04-5

Grand Junction Department of Community Development

Original
Do NOT Remove
From Office

BLDG ADDRESS 506 Melody Lane

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,400

SUBDIVISION see attached legal

SQ. FT. OF EXISTING BLDG(S) -0-

FILING BLK LOT

NO. OF FAMILY UNITS -0-

TAX SCHEDULE NO. 2945-094-00-139

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION -0-

OWNER Ron & Maxine Berry

USE OF EXISTING BLDGS -0-

ADDRESS 508 Melody Lane

DESCRIPTION OF WORK AND INTENDED USE:
new automotive service facility

TELEPHONE 243-4298

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

ZONE C-1

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 15' from property line or 15' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 0' from property line

CENSUS TRACT 6 TRAFFIC ZONE 30

Rear 0' from property line

Parking Req'mt Per plan - 13 spaces

Maximum Height 40'

File Number 59-94

Maximum coverage of lot by structures Per plan

Special Conditions: _____

Landscaping/Screening Req'd Per plan

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 [Signature]

Applicant Signature [Signature]

Date Approved 5/31/94

Date 5/31/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
5/31/94 - no add'l PIF at this time - under 20 employees
(White: Planning) (Yellow: Customer) (Pink: Building Department)
no wash Bay - Mullie Fowler