

FEE \$ paid w/SPR

Do NOT Remove From Office

BLDG PERMIT NO. N/A

PLANNING CLEARANCE

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

209 94

NO
28-0006-01-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2906 NORTH AVE. TAX SCHEDULE NO. 2943-083-12-001

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1960

(1) OWNER JAMES M. FLYNN NO. OF DWELLING UNITS BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 3918 S. SEVILLE CIR.

(1) TELEPHONE 243-6285 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: N/A CONSTRUCTION

(2) APPLICANT NORTH AVE. STORE USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 2908 NORTH AVE DESCRIPTION OF WORK & INTENDED USE: AUTO

(2) TELEPHONE 241-2394 ACCESSORIES

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 X

SETBACKS: Front _____ from Property Line (PL) or Parking Req't 3 spaces
55 from center of ROW, whichever is greater

Special Conditions: NONE ; FILE #209-94

Side 0 from PL Rear 0 from PL

Maximum Height 40 ft

Maximum coverage of lot by structures N/A CENSUS TRACT 6 TRAFFIC ZONE 52

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 _____ Date 12-16-94

Department Approval _____ Date 12-16-94

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

Utility Accounting Millie Fowler Date 12-16-94

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

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

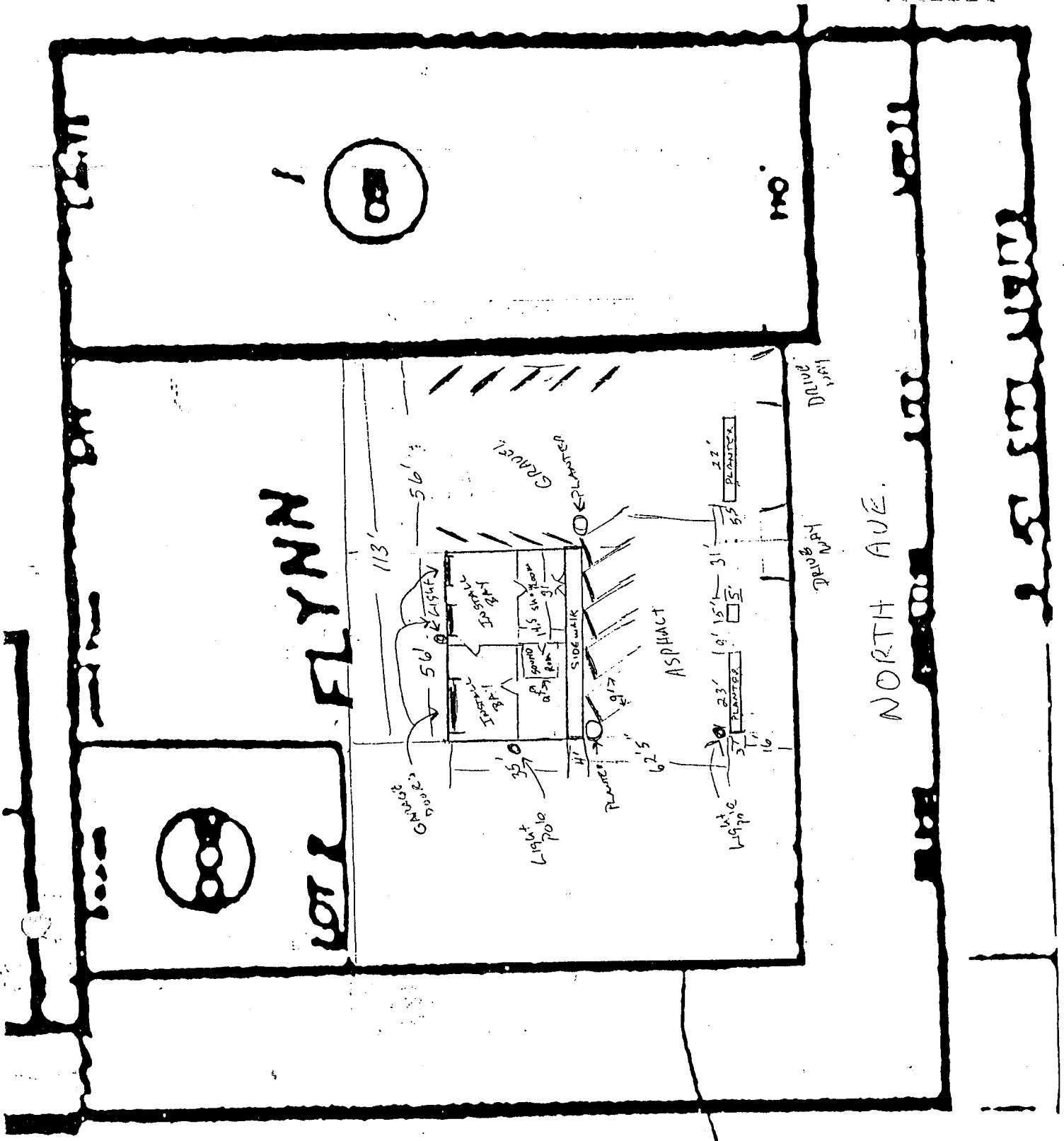
5310' of Retail SPA

1960' of Total Build

209 94

RECEIVED
12-16-94
CITY PLANNING DEPT.
DO NOT SCALE

ACCEPTED *[Signature]* 12-16-94
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



209 94