

FEE \$ N/C

BLDG PERMIT NO. 49178

PLANNING CLEARANCE

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

Grand Junction Community Development Department

747 North Ave
\$0.003
002
735 North Ave
935 X 1
8.447

36 2-2370-03-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 747 North Ave.

TAX SCHEDULE NO. 2945-141-02-001

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING _____ BLK 5 LOT 13 & 16

SQ. FT. OF EXISTING BLDG(S) 6800

(1) OWNER Larry, Vicki Nicholls
American Car Care Centers

NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION 747

(1) ADDRESS 885 W. Main - Lyon St 84321

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

(1) TELEPHONE 1-801-753-1851

USE OF ALL EXISTING BLDGS Tree Stump

(2) APPLICANT DAVE DANIELS

DESCRIPTION OF WORK & INTENDED USE: Interior

(2) ADDRESS Box 155 Hyde Park St 84318

Cosmetic NO Structural

(2) TELEPHONE 1-801-757-9616

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 _____
55 from center of ROW, whichever is greater

Special Conditions: INTERIOR REMODEL

Side 0' from PL Rear 0' from PL

Only

Maximum Height 40'

CENSUS TRACT 2 TRAFFIC ZONE 36

Maximum coverage of lot by structures _____

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 7-5-94

Department Approval [Signature]

Date 7-5-94

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

Utility Accounting [Signature]

Date 7-5-94

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)