

DATE SUBMITTED 2/3/94

BUILDING PERMIT NO. 47535

FEE \$ 10.00

### PLANNING CLEARANCE

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

BLDG ADDRESS 1440 WINTERS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 160  
 SUBDIVISION Co West Developmt Pk. SQ. FT. OF EXISTING BLDG(S) 22000  
 FILING 1 BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF FAMILY UNITS 0  
 TAX SCHEDULE NO. 2995-2A-12-013 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
 OWNER LUXURY Wheels- USE OF EXISTING BLDGS Commercial plating  
 ADDRESS 1440 WINTERS AVE DESCRIPTION OF WORK AND INTENDED USE:  
 TELEPHONE 242-2001 Adding 10 x 16 Block Bldg. - Shower

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

ZONE I-2 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO 1  
 SETBACKS: Front \_\_\_\_\_ from property line or 29 from center of ROW, whichever is greater  
 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 0 from property line CENSUS TRACT 5 TRAFFIC ZONE 44  
 Rear 0 from property line Parking Req'mt \_\_\_\_\_  
 Maximum Height 65 File Number \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 Landscaping/Screening Req'd \_\_\_\_\_

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 2/3/94 Date 2/3/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) Grand Junction Zoning & Development Code)

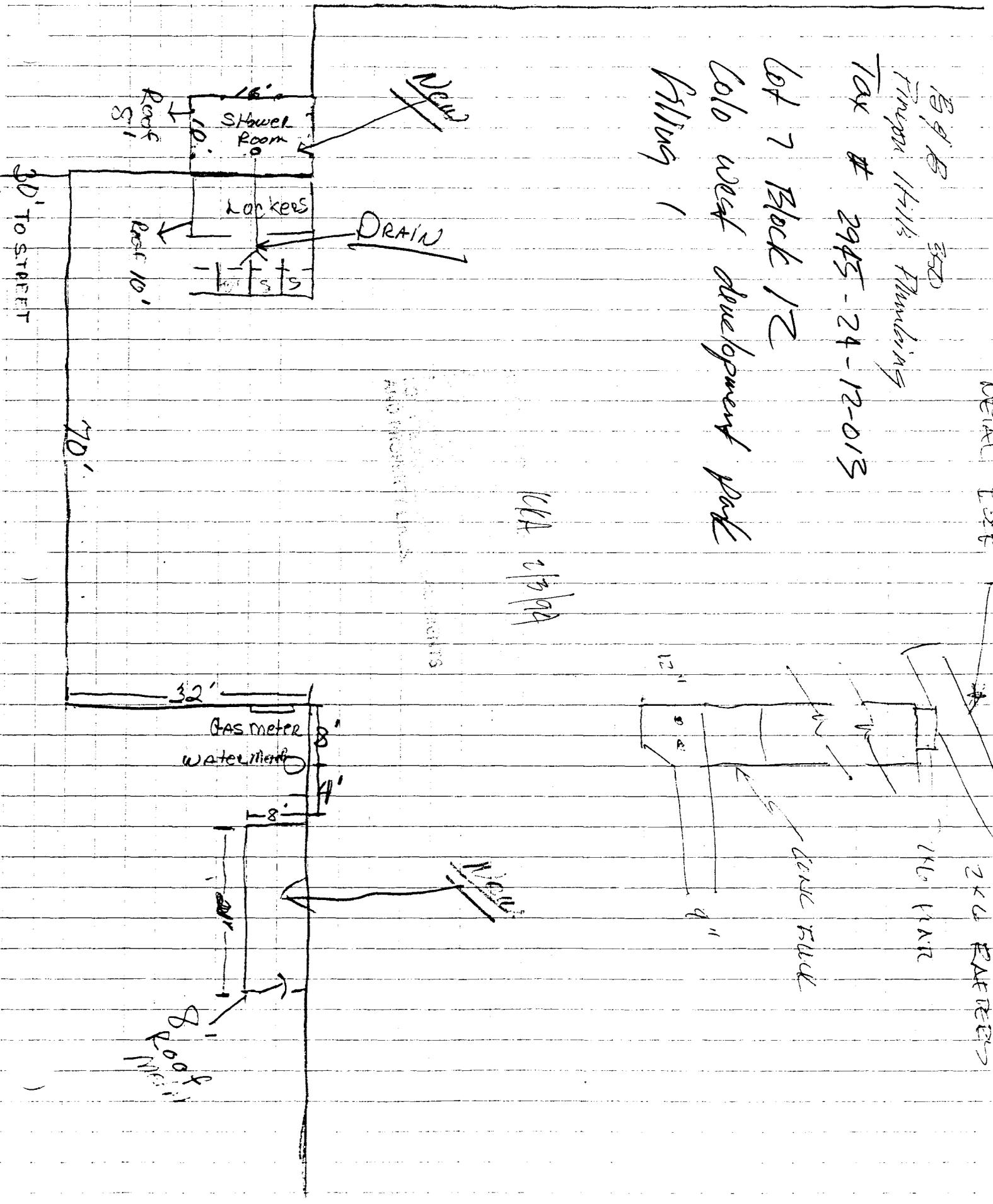
(White. Planning) (Yellow. Customer) (Pink. Building Department)

B9 B 330  
Timpani Hills Apartments  
Tax # 2945-24-12-013

Lot 7 Block 12  
Solo west development park  
Billings

METAL  
LIFT

CLL 2/7/99



POINTS

2x4 BATTERIES

2x6 V.A.R.

CENL BULK

New

8' Roof

Gas meter  
Water meter

8'

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