

FEE \$	0
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	NA?
FILE #	COU-96-4.11

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 124 N. First St TAX SCHEDULE NO. 2945-143-13-001

SUBDIVISION CITY OF GRAND JCT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING BLK 100 LOT 1 & 2 SQ. FT. OF EXISTING BLDG(S) 950

(1) OWNER AL SCHIESSWOHL NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 570 HALL AVE GJ. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-3508 USE OF ALL EXISTING BLDGS Auto Sales

(2) APPLICANT GARY E. FLYNN DESCRIPTION OF WORK & INTENDED USE:  
AUTO SALES & AUTOMOTIVE REPAIR

(2) ADDRESS 2992 ORCHARD AVE GJ.

(2) TELEPHONE 245-1095

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE C-2 Landscaping / Screening Required: YES NO X

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt NA  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: NA

Maximum Height NO CHANGE  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 3 T.ZONE 42 ANNEX # \_\_\_\_\_

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 3-12-96

Department Approval Bill Nehh Date 3-21-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A *no change in current use*

Utility Accounting Willie Fowler Date 3-21-96

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

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