

FEE \$ Pd w/ COU
TCP \$ NONE
DRAINAGE FEE \$ NONE

BLDG PERMIT NO. NA?
FILE # COU 96-4.13

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 <u>227 S. 9th</u>	TAX SCHEDULE NO. <u>2945-144-28-017</u>
SUBDIVISION <u>CITY</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>7</u>
FILING <u>BLK 129 LOT 17, 18, 19</u>	SQ. FT. OF EXISTING BLDG(S) <u>4220</u>
(1) OWNER <u>DONALD FEELEY</u>	NO. OF DWELLING UNITS BEFORE: <u>4</u> AFTER: <u>4</u> CONSTRUCTION
(1) ADDRESS <u>728 HORIZON DRIVE G.J.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>(970) 248-8080</u>	USE OF ALL EXISTING BLDGS <u>OFFICE SPACE</u>
(2) APPLICANT <u>STAN ROGERS</u>	DESCRIPTION OF WORK & INTENDED USE: <u>AUTO SUPPLY WHOLESALE/RETAIL</u>
(2) ADDRESS <u>706 12th St GREELEY</u>	
(2) TELEPHONE <u>(970) 352-8385</u>	

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 _____	Landscaping / Screening Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>7 for this use</u>
Side _____ from PL Rear <u>Interior</u> from PL	Special Conditions: _____
Maximum Height _____	
Maximum coverage of lot by structures _____	CENS.T. <u>2</u> T.ZONE <u>41</u> 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 <u>[Signature]</u>	Date <u>3/20/96</u>
Department Approval <u>[Signature]</u>	Date <u>4/4/96</u>
Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>1003-0390-10-2</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-5-96</u>

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)

Date Submitted: 3/25/96



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: DONALD FEELEY
Address: 728 HORIZON DRIVE GRAND JCT, CO 81506
Telephone: (970) 248-8080 OR (970) 241-1142

Applicant's Name: STAN ROGERS
Address: 706 12th Street GREELEY, CO 80631
Telephone: (970) 352-8385

Location of Property: 227 S. 9th

Tax Parcel No. 2945-144-28-017

Existing Use: BEAUTY SHOP, ACCOUNTING OFFICE, BUSSINESS SUPPLY OFFICE

Proposed Use: AUTO SUPPLY WHOLESALE/RETAIL

Other: _____

FOR OFFICE USE ONLY				
Zone: <u>C-2</u>	Setbacks	F: <u>NA</u>	S: <u>NA</u>	R: <u>NA</u>
Special Conditions:				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

[Signature]
Applicant's Signature

3/20/96
Date

[Signature]
Community Development Department Approval

4/4/96
Date

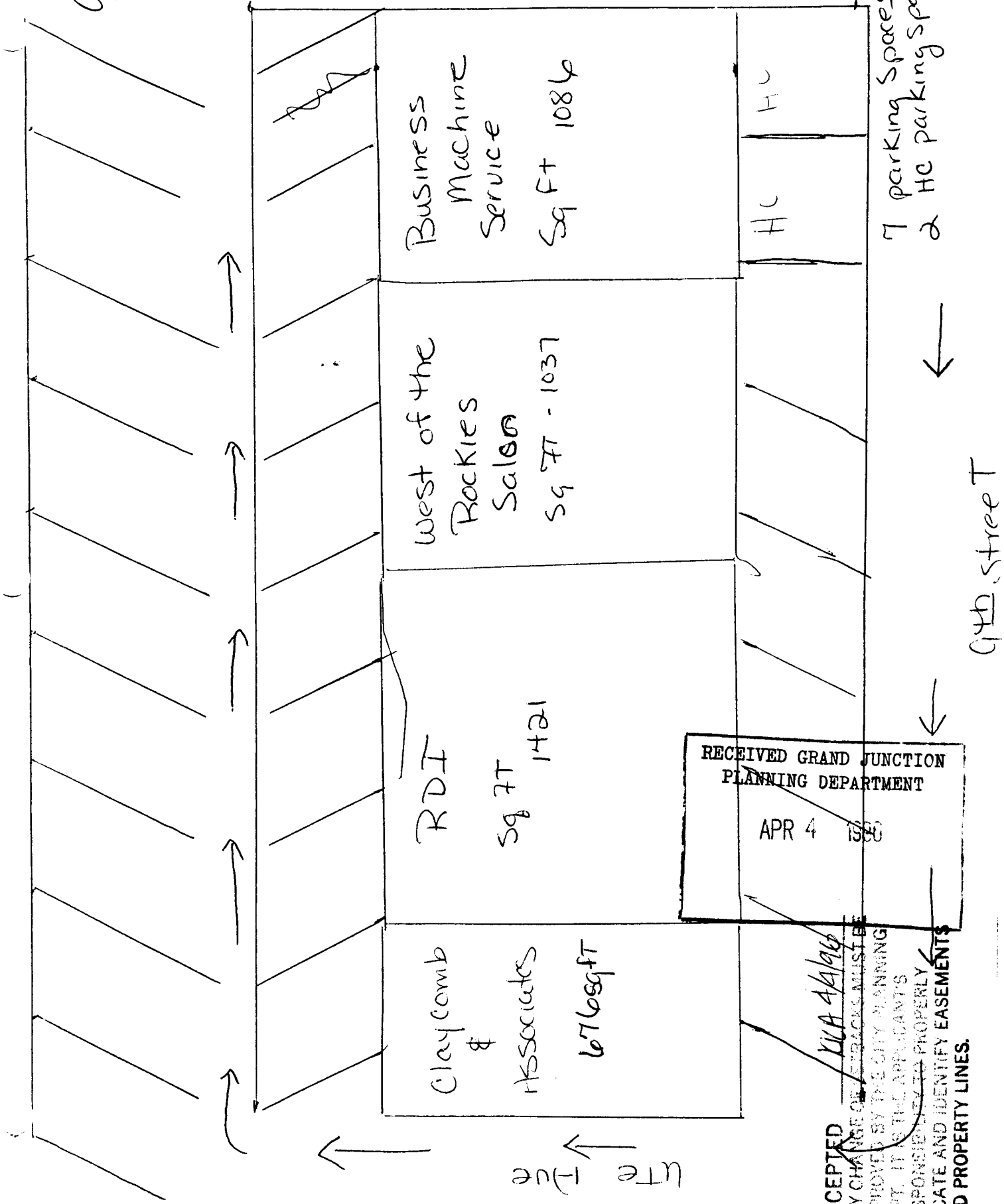
White - Community Development Dept.

Yellow - Customer

9 parking spaces

8 parking spaces

Alley



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
APR 4 1980

ACCEPTED
ANY CHANGE OF STRUCKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

KIA 4/4/80