

FEE \$	<u>0</u>
TCP \$	<u>0</u>
DRAINAGE FEE \$	<u>0</u>

BLDG PERMIT NO.	<u>58572</u>
FILE #	<u>SJR-96-227</u>

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 539 Bogart Ln. ~~5442 Faith Street~~ TAX SCHEDULE NO. 2945-103-27-006

SUBDIVISION Grace Commercial Sub Report SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000

FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Steve & Sherri Katz NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 744 Centauri, Grand Jet. CO NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (970) 241-2444 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE: Automotive

(2) ADDRESS Same Repair facility

(2) TELEPHONE Same

✓ 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-2 Landscaping / Screening Required: YES NO

SETBACKS: Front Per annotated APPROVED SITE PLAN from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Special Conditions: SEE SITE PLAN

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 4 T.ZONE 98 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 Steve Katz Date 10-15-96

Department Approval Bill Nebel Date 11-13-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9663

Utility Accounting Colt Industries Date 11-15-96

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)