

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. 58376
FILE # PR-96-250

## 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 541 Bogart Lane TAX SCHEDULE NO. 2945-03-27-004  
 SUBDIVISION Grace SQ. FT. OF PROPOSED BLDG(S) ADDITION 3150  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Jack Bogart NO. OF DWELLING UNITS  
 BEFORE: X AFTER: X CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE 245-1611 NO. OF BLDGS ON PARCEL  
 BEFORE: 3 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Edison Lenhart USE OF ALL EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 2327 J Rd DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 245-7470 Build Body Shop + Motor Cycle Shop

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 X NO \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or 25' from center of ROW, whichever is greater  
 Parking Req'mt 10 spaces  
 Side 0 from PL Rear 0 from PL Special Conditions: \_\_\_\_\_  
 Maximum Height 40  
 Maximum coverage of lot by structures \_\_\_\_\_  
 Census Tract 4 Traffic Zone 10 Annx# \_\_\_\_\_

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 vegetative 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 Edison Lenhart Date \_\_\_\_\_  
 Department Approval Mika Pelletier Date 11/25/96  
 Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/D No. 9689  
 Utility Accounting [Signature] Date 11/22/96

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

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