

FEE \$ <u>PA w/ S.P.L.</u>
TCP \$ <u>960⁰⁰</u>
DRAINAGE FEE \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-96-39</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 585 N. COMMERCIAL DR TAX SCHEDULE NO. 2945-102-13-017+019

SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING _____ BLK 2 LOT 16+18 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER JOE A. ZANGERLE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 589 EASTBROOK

(1) TELEPHONE 970-434-4836 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT SA USE OF ALL EXISTING BLDGS N/A

(2) ADDRESS NE DESCRIPTION OF WORK & INTENDED USE: AUTO-BODY

(2) TELEPHONE E REPAIR & PAINT SHOP (NO WASH BAY)

✓ 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 30' from Property Line (PL) Parking Req'mt 6 PAVED SPACES
 or _____ from center of ROW, whichever is greater

Side 19' : 21' from PL Rear 55' from PL Special Conditions: PER SITE PLAN REVIEW
SPR-96-39

Maximum Height _____ CENS.T. 4 T.ZONE 10 ANNEX # _____
 Maximum coverage of lot by structures NA

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 Joe A. Zangerle Date 02-21-96

Department Approval Bill Nelson Date 3-15-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9026

Utility Accounting [Signature] Date 3/15/96 UNDER 20 EMPLOYEES

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