

FEE \$ Pd w/ COU/SUP
TCP \$ NA
DRAINAGE FEE \$ N/A

BLDG PERMIT NO. 55442
FILE # SUP 96-59

4003-0410-05-0

**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 2720 ~~HWY 50~~ HWY 50 TAX SCHEDULE NO. 2945-252-13-013

SUBDIVISION Artesia Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK 5 LOT 510 & 11 SQ. FT. OF EXISTING BLDG(S) 1,100 SQ Feet

(1) OWNER Zane & Laci Thompson NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 321 Country Club Park NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Zane Thompson USE OF ALL EXISTING BLDGS Pawn Shop

(2) ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 256-7296 Inter Remodel wall

✓ 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 H.O. Landscaping / Screening Required: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from Property Line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL NA Rear \_\_\_\_\_ from PL

Parking Req'mt Per Plan

Special Conditions: see signs & fencing on plan

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 13 T.ZONE 80 ANN# \_\_\_\_\_

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 Zane Thompson Date 3-21-96

Department Approval Winton L. Caldwell do stamp Date 3/21/96

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

Utility Accounting Tracy Shupe 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)



City of Grand Junction, Colorado

250 North Fifth Street

81501-2668

FAX: (970)244-1599

March 21, 1996

Zane and Lori Thompson  
321 Country Club Park  
Grand Junction, Colorado 81503

RE: Special Use Permit - ABC Pawn Shop (SUP 96-59)

Dear Zane and Lori,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use permit to operate an auto pawn/sales business with the pawn shop to be located at 2720 Highway 50 (2945-252-13-013). This approval is subject to the following site improvement and operational conditions:

- 1) The fencing around the vehicle storage area must be a solid screen fence (e.g. chain link with slats per the Site Plan submitted). A Fence Permit from the Community Development Department is required for construction of the fence.
- 2) All automobiles kept on the lot must be licensed and operable.
- 3) Sign Permits from the Community Development Department are required for all signs per the Site Plan submitted. The permits must be issued to a licensed sign contractor.

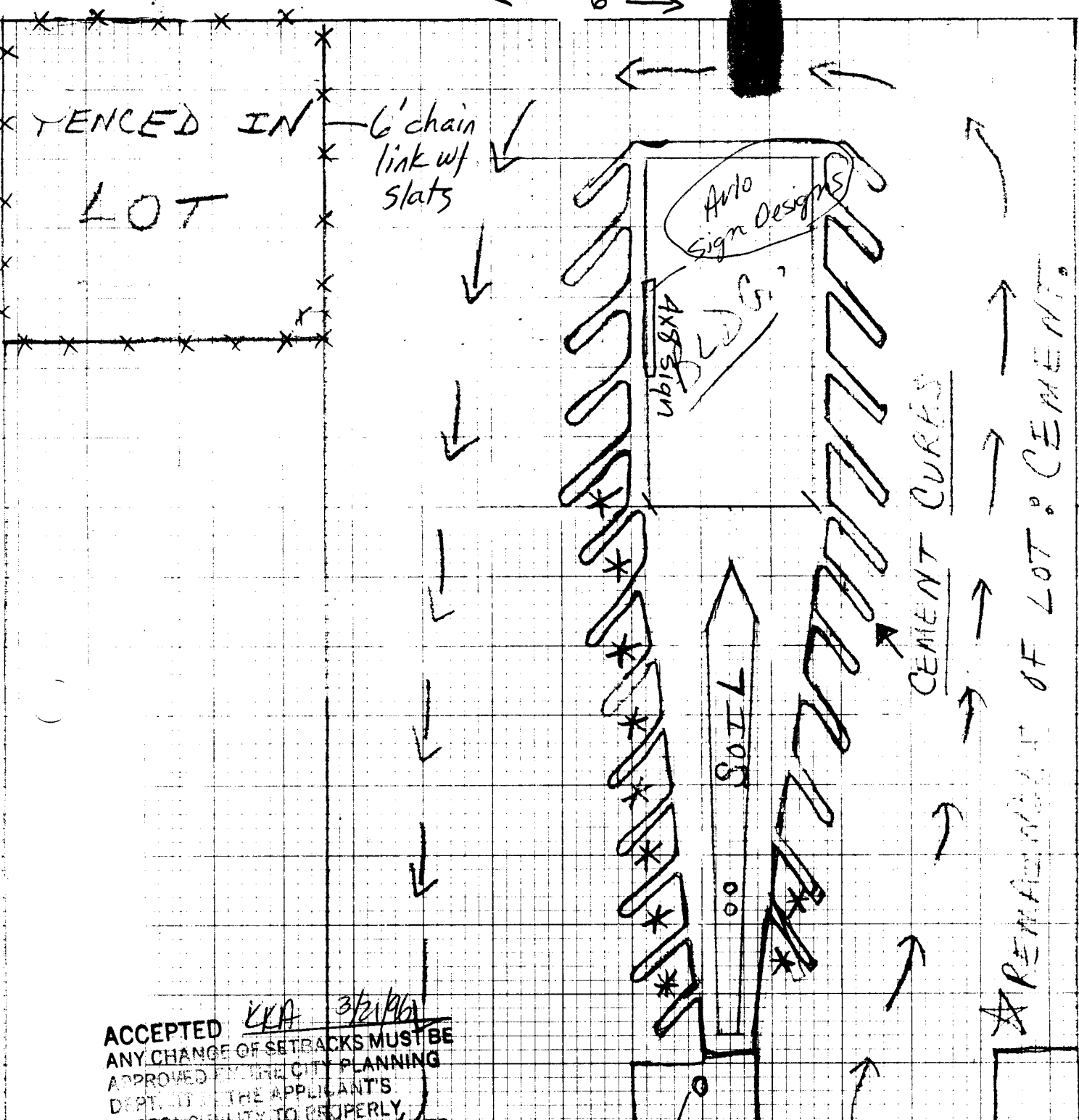
Please call if you have questions regarding this Special Use Permit or the conditions of approval.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner

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ACCEPTED KPA 3/21/96  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND MARK EASEMENTS AND PROPERTY LINES.

APPLY LOCATIONS

\* = CARS FOR SALE UNDER DEALERS

1 SMALL SQUARE = 2 FEET

