

FEE \$	0
TCP \$	4427.75
DRAINAGE FEE \$	0

\$ 3477.75
BN

BLDG PERMIT NO.
FILE # SPR-96-191

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 2501 HWY 6+50 TAX SCHEDULE NO. 2945-103-00-067
2945-103-00-068

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720 office
1024 - shop

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 576 office to be removed

(1) OWNER ERASMO + SANDRA MUNIZ NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 930 22 RD. GJ CO
81505 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 243-7880 USE OF ALL EXISTING BLDGS office to be removed

(2) APPLICANT SAME DESCRIPTION OF WORK & INTENDED USE: used car
sales office + shop

(2) ADDRESS _____
 (2) TELEPHONE _____

✓ 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 _____ from Property Line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: P&Z ADAPTED APPROVED
SITE PLAN SPR-96-191 (IN FILE)

Maximum Height _____ CENS.T. 9 T.ZONE II ANNEX # _____
 Maximum coverage of lot by structures _____

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 [Signature] Date 8-21-96

Department Approval Bill Netch Date 12-17-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9740

Utility Accounting [Signature] Date 12/17/96

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

10-15' TO NORTH
 STOP BUILDING, OK FOR BUILDINGS TO START
 36 x 48
 2-7-97
 BN