

FEE \$ <u>5⁰⁰</u>
TCP \$ <u>NONE</u>
DRAINAGE FEE \$ <u>NONE</u>

BLDG PERMIT NO. <u>57997</u>
FILE #

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 437 Pitkin Ave TAX SCHEDULE NO. 2945-143-39-019

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1470 Covered Roof

FILING _____ BLK 147 LOT 6,7,8,9,10 SQ. FT. OF EXISTING BLDG(S) 2450

(1) OWNER SCOTTY INVESTMENTS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 815 25 Rd. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-4266 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT RODNEY K. SNIDER DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 405 Pitkin Ave AUTO REPAIR

(2) TELEPHONE 245-0101

✓ 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 I-1 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) Parking Reqmt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: N/A

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 1 T.ZONE 72 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 Rodney K. Snider Date 10/10/96

Department Approval [Signature] Date 10/10/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. No Change in current comp #

Utility Accounting [Signature] Date 10-10-96

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)

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SIDEWALK

PLANTER
AREA

13'

36'

SIG
POL

EXISTING BUILDING

112'

30'-0"

ACCEPTED

KKA 10/10/96

ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

PROPOSED CARPORT

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