

FEE \$ <u>paid w/ SPR</u>
TCP \$ <u>    </u>
DRAINAGE FEE \$ <u>    </u>

BLDG PERMIT NO. <u>55712</u>
FILE # <u>SPR-96-14</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

1003-1060-11-3

\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*

BLDG ADDRESS <u>803 ute Ave</u>	TAX SCHEDULE NO. <u>7945-144-33-020</u>
SUBDIVISION <u>City of G.J.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3400</u>
FILING <u>    </u> BLK <u>136</u> LOT <u>1-4</u>	SQ. FT. OF EXISTING BLDG(S) <u>2100</u>
(1) OWNER <u>Michael Limberg</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>    </u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>805-549-0558</u>	USE OF ALL EXISTING BLDGS <u>    </u>
(2) APPLICANT <u>Craig E. Bowen</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Auto</u>
(2) ADDRESS <u>228 Aspen Ave (moab)</u>	<u>repair shop, muffler, brakes, shocks, &amp; CV joints</u>
(2) TELEPHONE <u>801-259-4326</u>	

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ONE C-2 \*\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*\*  
 Landscaping / Screening Required: YES  NO

SETBACKS: Front      from Property Line (PL) Parking Req'mt 12  
 or 50 from center of ROW, whichever is greater  
 Side      from PL Rear      from PL  
 Special Conditions: Permit from City Engineering. Original P&A required for work in ROW. In all cases required prior to C.O.  
 Maximum Height CU approved site plan  
 Maximum coverage of lot by structures      CENS.T. 2 T.ZONE 41 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 Craig E. Bowen Date 1-23-96  
 Department Approval Larry Portman Date 2-22-96  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. N/A current  
 Utility Accounting Millie Fowler Date 3/3/96 EQU covers

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)