

Planning \$ <u>PD W/ SPR</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>59277</u>
FILE # <u>SPR-1997-041</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1003-0800-063

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 310 G. 12th St.

TAX SCHEDULE NO. 2945-133-20-116

SUBDIVISION Keith's Addition

SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK P LOT 1-16

SQ. FT. OF EXISTING BLDG(S) 14,405 (9,382 footprint)

(1) OWNER Hendricks Commercial Prop.

NO. OF DWELLING UNITS
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS One ABC Parkway

NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (608) 362-8981

(2) APPLICANT Fawhaus, Inc.

USE OF ALL EXISTING BLDGS Auto repair

(2) ADDRESS 115 N. 5th St. G.J.

DESCRIPTION OF WORK & INTENDED USE: Remodel bldg.

(2) TELEPHONE 243-2122

to office/warehouse for wholesale bldg. supply co. - interior remodel.

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 X NO ✓

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

Parking Req'mt per plan

Side — from PL Rear Interior from PL

Special Conditions: Interior remodel for existing building only

Maximum Height —

Census Tract 7 Traffic Zone 41 Annx # —

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 Michael Ouy

Date 2/13/97

Department Approval Kirsten L. Anderson

Date 2/14/97

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

Utility Accounting Tracy Stuber

Date 2/14/97

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)