

Planning \$ <u> </u>	Drainage \$ <u> </u>
TCP \$ <u>233.33</u>	School Impact \$ <u> </u>

BLDG PERMIT NO.
FILE # <u>COU-1997-04.22</u>

30-0550-04-1
458 28 1/2 Rd.

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 460-28 1/2 RD
 SUBDIVISION Brawley
 FILING _____ BLK _____ LOT 3
 (1) OWNER AmeriGas Propane L.P.
 (1) ADDRESS 460-28 1/2 RD
 (1) TELEPHONE (970) 245-3022
 (2) APPLICANT AmeriGas Propane L.P.
 (2) ADDRESS 458 - 28 1/2 RD
 (2) TELEPHONE Above

TAX SCHEDULE NO. 2943-181-09-007
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION (2) 1600
 SQ. FT. OF EXISTING BLDG(S) 3200
 NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: Same CONSTRUCTION
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: Same CONSTRUCTION
 USE OF ALL EXISTING BLDGS Office / Storage
 DESCRIPTION OF WORK & INTENDED USE: General Woodworking / Furniture Repair

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 T-1
 SETBACKS: Front _____ from Property Line (PL) or 25 from center of ROW, whichever is greater
 Side 0 from PL Rear 0 from PL

Landscaping / Screening Required: YES _____ NO X
 Parking Req'mt 5
 Special Conditions: pavement of 2 parking spaces

Maximum Height 65
 Maximum coverage of lot by structures _____
 Genus Tract 7 Traffic Zone 39 Annx # _____

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 5/22/97
 Department Approval [Signature] Date 6/12/97

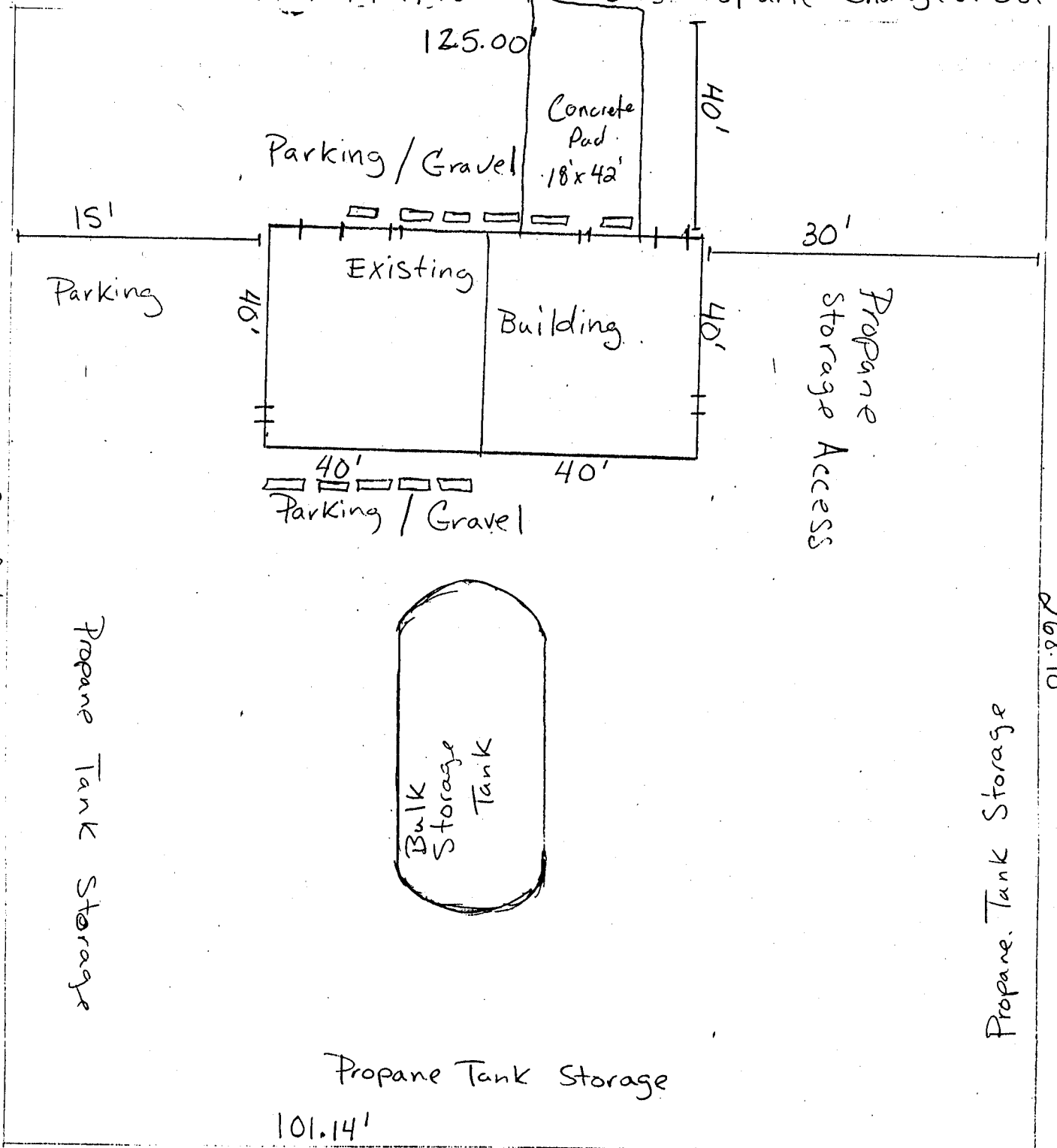
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 6-12-97

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)

Site Plan for AmeriGas Propane Change of Use 28 1/2 Road



CMM 6/13/97
 Community Development Department
 250 North 5th Street
 Grand Junction, Colorado 81501

107.22'