

Planning \$ <u>Paid</u>	Drainage \$ <u>NONE</u>
TCP \$ <u>NONE</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>59251</u>
FILE # <u>SUP-1997-016</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

4001-1890-03-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2724 Hwy 50 G.J. CO TAX SCHEDULE NO. 2945-252-15-003

SUBDIVISION Artesia Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 6 LOT 6-13 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Steve, Bill & Lesa Anthony NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2724 Hwy 50 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-245-5085

(2) APPLICANT -Same- USE OF ALL EXISTING BLDGS repair shop & offices

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: remodeling

(2) TELEPHONE _____ exists of adding 3 exterior doors.

✓ 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 H0 Landscaping / Screening Required: YES NO _____

SETBACKS: Front — from Property Line (PL) or 45ft from center of ROW, whichever is greater Parking Req't As per plan

Side 15 from PL Rear 15 from PL Special Conditions: As per approval letter

Maximum Height 65 ft.

Maximum coverage of lot by structures 35% Census Tract 13 Traffic Zone 80 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 Lesla K. Anthony, Secretary Date 1-16-97

Department Approval [Signature] Date 2-19-97

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

SET AT 1200 FOR SERVICE STATION NO WASH RACK 38-73(b)(6)

Utility Accounting [Signature] Date 2/20/97

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)