

Planning \$ <u>N/C</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO.
FILE # <u># 140-94</u>

**PLANNING CLEARANCE**

021-3583-01-3

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

**Grand Junction Community Development Department**

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 2465 Hwy 6 #50 #8 TAX SCHEDULE NO. 2945-091-07-002

Arrow Square  
SUBDIVISION Industrial Sub.

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

FILING - BLK - LOT 2

SQ. FT. OF EXISTING BLDG(S) 20,165 #

(1) OWNER Capital Housing

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

(1) ADDRESS 2465 Hwy 6 #50

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

(1) TELEPHONE 256-1604

(2) APPLICANT M&S Auto And Truck Inc. USE OF ALL EXISTING BLDGS was offices/showrooms + repair

(2) ADDRESS 2465B Hwy 6 #50

DESCRIPTION OF WORK & INTENDED USE:

(2) TELEPHONE 241-3588

(8,000 # only for existing auto repair area)

✓ 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 C-2

Landscaping / Screening Required: YES - NO - maintain existing

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

4 employees - 3 bay  
Parking Req't 10 spaces

Side - from PL Rear - from PL

Special Conditions: Building Dept inspection Required - (call interior if any)

Maximum Height -

Genus Tract 9 Traffic Zone 11 Annex # -

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 Melinda Snyder Date 1-7-97

Department Approval Ronnie Edwards Date 1-7-97

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

Utility Accounting Appropriate Date 1-7-97

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)

11/12/97

Kathy - M+S Auto & Truck  
is not in this building  
and the phone is out of  
service. Mesa Co. Food  
Bank occupies the bldg.  
as of Aug '97. Capital  
Housing occupies the rest.  
M+S. only lasted a short time  
according to Mark at  
Capital Housing

A building permit  
was never pulled  
because the applicant  
wasn't in business  
long enough.

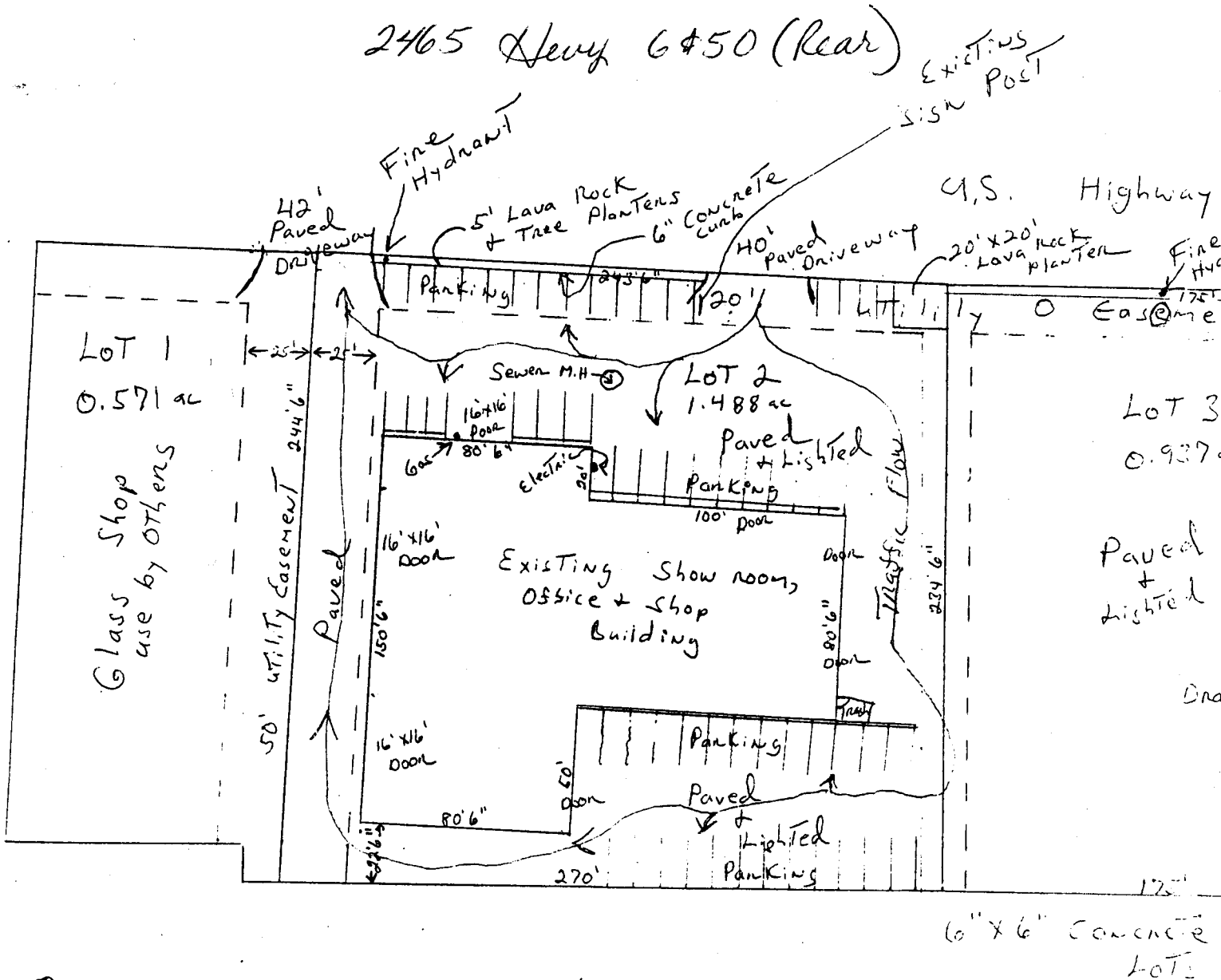
ACCEPTED ANY CHANGE OF THE PLAN MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY LIGHTS AND UTILITY EASEMENTS AND PROPERTY LINES.

Ronnie (K.P.) 1/7/94

140 94

Do NOT Remove From Office

2465 Hwy 6450 (Rear)



① All parking mark with yellow paint to allow 58 10'x20' space. Paint is old + faded.

② Entire surface is F.C paved.

③ This project uses only lots 2, 3, + 4