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

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| BLDG PERMIT NO. <u>60637</u> |
| FILE # <u>SPR-1997-093</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3002-1460-032

no Add'l Sq. Footage

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2522.5 US 6 & 50 TAX SCHEDULE NO. 2945-103-00-141

SUBDIVISION RIVERSIDE BUBD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1389

FILING BLK LOT PART OF 1 SQ. FT. OF EXISTING BLDG(S) 7176

(1) OWNER AUTOZONE NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS P.O. Box 2198, MEMPHIS TN 38101 NO. OF BLDGS ON PARCEL

(1) TELEPHONE (901) 495-6500 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Don Pettigrew USE OF ALL EXISTING BLDGS RETAIL ELECTRONICS
NICHOLS ASSOC. INC. AUTO PARTS

(2) ADDRESS 751 HORIZON CT. #02 DESCRIPTION OF WORK & INTENDED USE: RETAIL

(2) TELEPHONE (970) 245-7101 AUTO PARTS - DEMO & ADDITION TO STRUCT.

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- 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 36 spaces

Side 5' from PL Rear 0' from PL Special Conditions: _____

Maximum Height _____ Census Tract 9 Traffic Zone 98 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 5/1/97

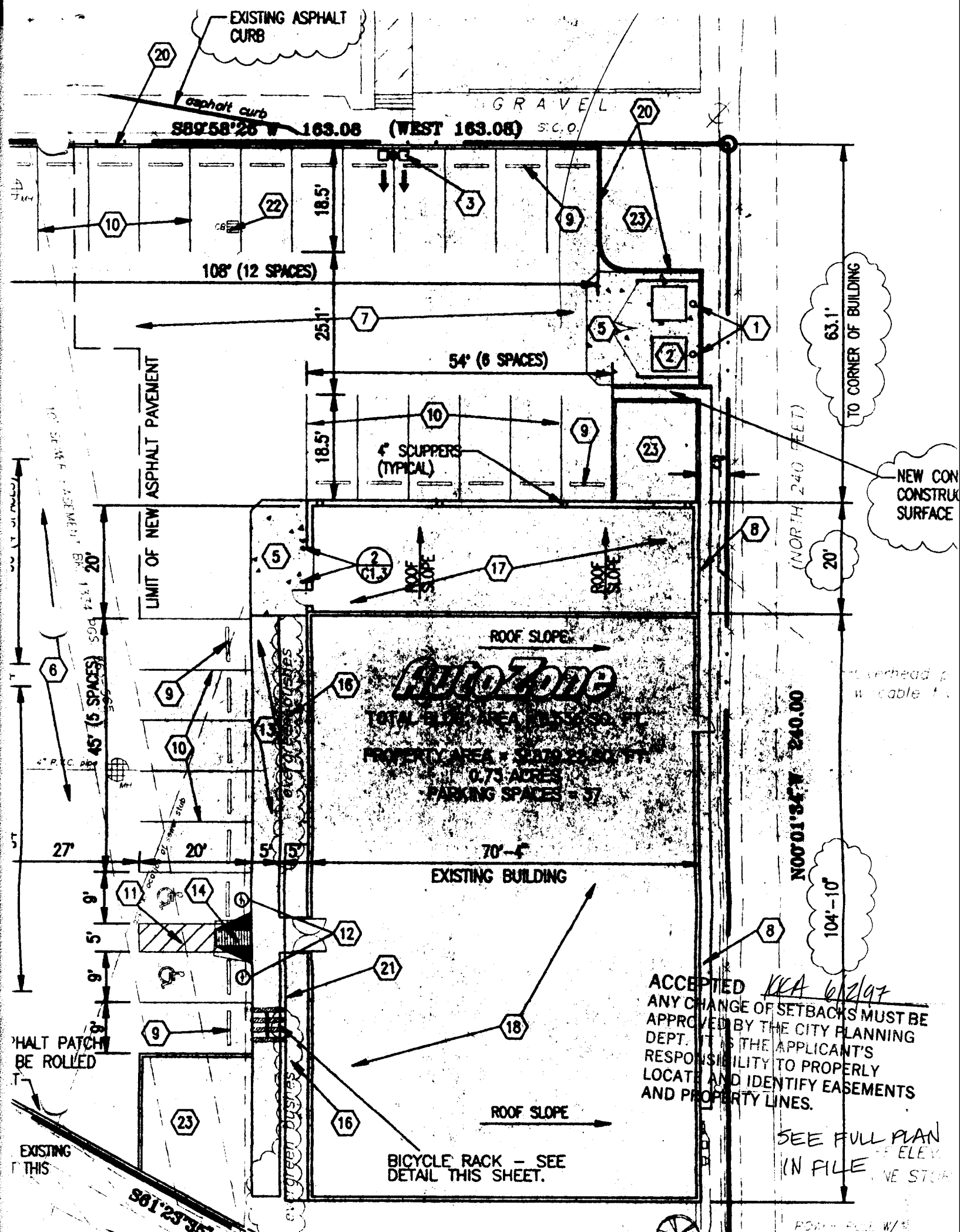
Department Approval [Signature] Date 6/2/97

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

Utility Accounting [Signature] Date 6-2-97

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)



FORM - PLAN W/3