

FEE \$ <u>P/W/ C.O.U.</u>
TCP \$ <u>NA</u>
DRAINAGE FEE \$ <u>NA</u>

DG PERMIT NO. <u>NA-?</u>
FILE # <u>COU 96-4.28</u>

## 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 <u>930 INDEPENDENT AVE.</u>	TAX SCHEDULE NO. <u>2945-103-00-064</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>8,162</u>
(1) OWNER <u>DALE BEEDE, LOUIS PURIN</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>820 LANAI DR. 81506</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> CONSTRUCTION
(1) TELEPHONE <u>245-0404</u>	USE OF ALL EXISTING BLDGS _____
(2) APPLICANT <u>DALE BEEDE</u>	DESCRIPTION OF WORK & INTENDED USE: <u>No work</u>
(2) ADDRESS <u>820 LANAI DRIVE</u>	<u>required on buildings</u>
(2) TELEPHONE <u>241-3939, 243-4730 eves</u>	

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

LINE <u>C-2</u>	Landscaping / Screening Required: YES _____ NO <u>X</u>
SETBACKS: Front _____ from Property Line (PL) or <u>25</u> from center of ROW, whichever is greater	Parking Req'mt <u>Per Plan</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: _____
Maximum Height _____	CENS.T. <u>4</u> T.ZONE <u>98</u> 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 <u>[Signature]</u>	Date <u>11-17-96</u>
Department Approval <u>[Signature]</u>	Date <u>1/8/97</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>N/A</u>	
<u>CURRENT SEPTIC SYSTEM CLEARANCE BY MESA COUNTY</u>	
Utility Accounting _____	Date <u>1/8/97</u>

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)

Date Submitted: 12/17/96



# CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: DALE T. BEEDE, SUSAN K. BEEDE, LOUIS A. PURIN, JANICE J. PURIN

Address: 930 INDEPENDENT AVENUE, GRAND JUNCTION, CO. 81505

Telephone: (970) 245-0404

Applicant's Name: DALE BEEDE, LOUIS PURIN

Address: 820 LANAI DRIVE, GRAND JUNCTION, CO 81506

Telephone: W) 241-3939 H) 243-4720

Location of Property: 920 INDEPENDENT AVENUE

Tax Parcel No. 2945-103-00-064

Existing Use: VIC'S TOWING, AUTO TOWING AND REPAIR

Proposed Use: OPERATE ADDITIONALLY, ARMA COATINGS, A RETAILER OF POLYURETHANE

Other: BEDLINING PRODUCTS

FOR OFFICE USE ONLY				
Zone: <u>C-2</u>	Setbacks	F: <u>25 from</u>	S: <u>0</u>	R: <u>0</u>
Special Conditions:		<u>Q</u>		

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

Dale Beede

Applicant's Signature

12-17-96

Date

Kristen K. Ambrose

Community Development Department Approval

1/8/97

Date

White - Community Development Dept.

Yellow - Customer