

ing \$ w / SPR	Drainage \$ 222.00
ICP \$ 1,075.00	School Impact \$ —

BLDG PERMIT NO. 59783
FILE # SPR-1997-054

**PLANNING CLEARANCE**

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

**Grand Junction Community Development Department**

3002 2065 06

\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*

BLDG ADDRESS 241 North Ave. TAX SCHEDULE NO. 2945-142-02-014

SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~2,460~~ 2,235

FILING original BLK 10 LOTS 9,10,11,12 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Warren O. Wilcox NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 1940 Grand #107 G.J. CO. 81501 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 241-8695

(2) APPLICANT Warren O. Wilcox USE OF ALL EXISTING BLDGS None

(2) ADDRESS same as above DESCRIPTION OF WORK & INTENDED USE: Build self serve

(2) TELEPHONE 241-8695 car wash building and appertenances, with paving.

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

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt NONE

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: NONE

Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_ Census Tract 3 Traffic Zone 3S 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 2-25-97

Department Approval [Signature] Date 4-3-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10054/10055

Utility Accounting [Signature] Date 4-3-97

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)