

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>101968</u>
FILE #

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 410 North Ave. TAX SCHEDULE NO. 2945-113-20-001

SUBDIVISION Shafroth Rodgers Addl. SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

FILING _____ BLK 6 LOT 112 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Gay Johnsons Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS P.O. Box 1829 G.J. Co.

(1) TELEPHONE 245-7992 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Classic Constructors Inc. USE OF ALL EXISTING BLDGS Tire Sales & Mounting

(2) ADDRESS P.O. Box 4147 G.J. Co. DESCRIPTION OF WORK & INTENDED USE: One 12'x12'

(2) TELEPHONE 243-9506 Garage Door New.

✓ 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

Side _____ from PL Rear _____ from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Parking Req'mt _____

Special Conditions: Interior Remodel
No Change in Use

Census Tract 4 Traffic Zone 34 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 9/10/97

Department Approval [Signature] Date 9/10/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 71282020

Utility Accounting [Signature] Date 9-10-97

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)