

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>07505</u>
FILE # <u> </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 2888 North Ave G₅ TAX SCHEDULE NO. 2943-074-00-060

SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 420[#]

FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 800

(1) OWNER Scotty's Inc, LLC NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS SAUB

(1) TELEPHONE 241-8690 NO. OF BLDGS ON PARCEL
 BEFORE: AFTER: CONSTRUCTION

(2) APPLICANT Ken Shackles USE OF ALL EXISTING BLDGS Auto Sales

(2) ADDRESS SAUB DESCRIPTION OF WORK & INTENDED USE: AWNING

(2) TELEPHONE Sun + Snow Shade

✓ 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-1 Landscaping / Screening Required: YES NO

SETBACKS: Front 25 from Property Line (PL) or Parking Req'mt
Melody from center of ROW, whichever is greater
North Side 0 from PL Rear 0 from PL
 Special Conditions:

Maximum Height 40'

Maximum coverage of lot by structures Census Tract 6 Traffic Zone 30 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 Ken Shackles Date 11-25-97

Department Approval Auto Castelloper MP Date 11-25-97

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

Utility Accounting CM Cole Date 11/25/97

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)

E. NORTH AVE

AUTO STALL

UTILITY BOX

W.

2888 NORTH AVE

DITCH. SMALL

GATE

50'

14' 10'

30'

30'

Sidewalk

Nobody Ln.

ACCEPTED PerMP SLC 11.25.97
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GATE

BEKERS GARAGE