

| | |
|-----------------------------|----------------------------|
| Planning \$ <u>PL w/SPR</u> | Drainage \$ <u>NA</u> |
| TCP \$ <u>1059.03</u> | School Impact \$ <u>NA</u> |

| |
|------------------------------|
| BLDG PERMIT NO. <u>58711</u> |
| FILE # <u>SPR-96-269</u> |

PLANNING CLEARANCE

1002-1830-02

site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 437 Pitkin Ave. TAX SCHEDULE NO. 2945-143-39-019

SUBDIVISION CITY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1476

FILING BLK 39 LOTS 6-10 SQ. FT. OF EXISTING BLDG(S) 2700

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

(1) ADDRESS 815 25 Rd. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-4266 USE OF ALL EXISTING BLDGS AUTO REPAIR

(2) APPLICANT RODNEY SNIDER DESCRIPTION OF WORK & INTENDED USE: AUTO REPAIR

(2) ADDRESS 405 Pitkin Ave. ADD ON 1500 - NO CHANGE IN EOW

(2) TELEPHONE 245-0101

✓ 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 I-1 Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Parking Req't Per Plan

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

Maximum Height _____
 Maximum coverage of lot by structures _____ Census Tract _____ Traffic Zone _____ 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 Rodney K Snider Date 12-6-96

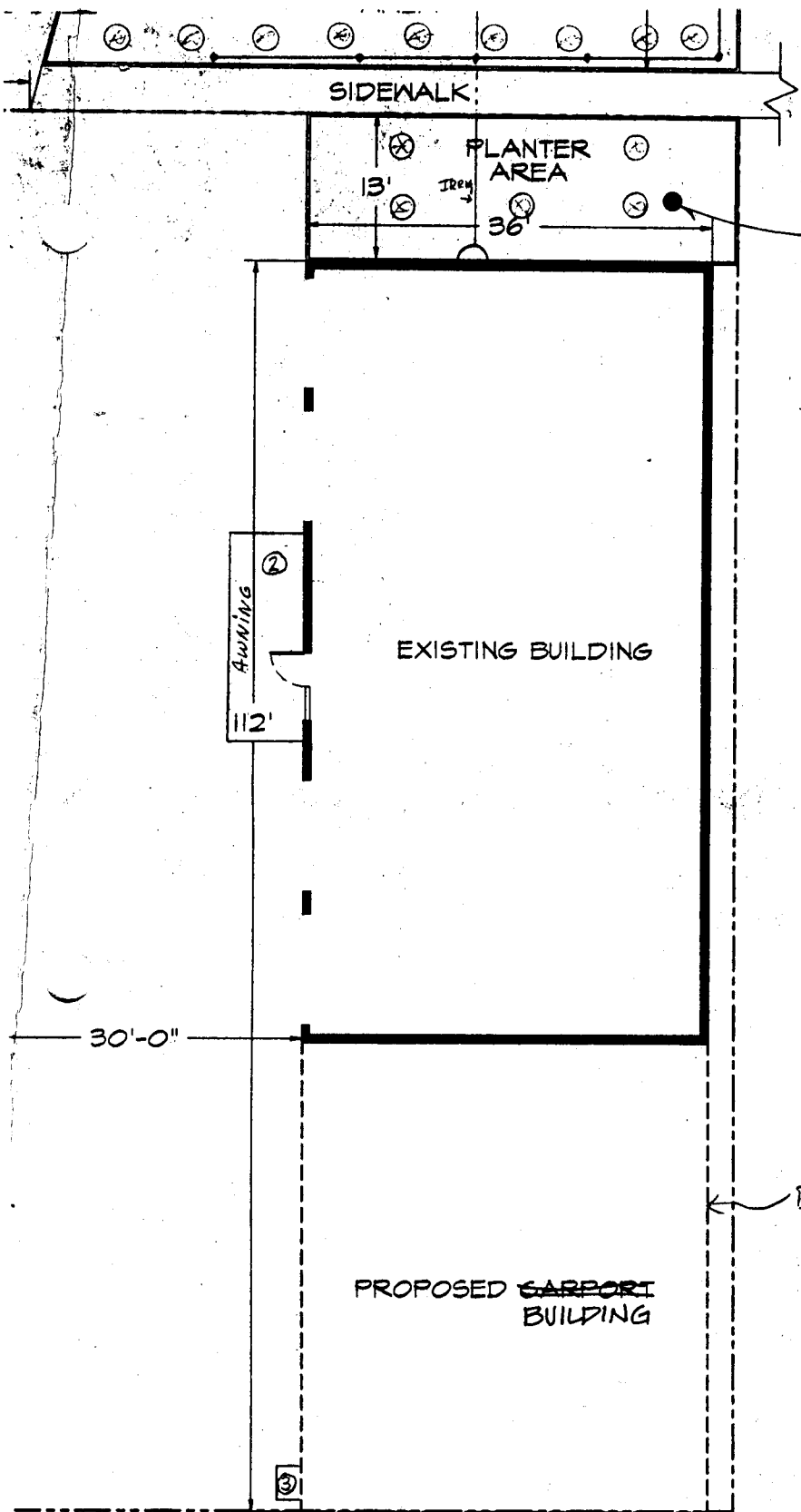
Department Approval Timothy L. Anderson Date 1/3/97

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

Utility Accounting CM Cole Date 1/3/97

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)



SIGN POLE

SIDEWALK

PLANTER AREA

13'

36'

EXISTING BUILDING

AWNING

112'

30'-0"

Block Wall

PROPOSED ~~SUPPORT~~ BUILDING

Block Wall

ACCEPTED KKA 1/3/97
 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.