

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

BLDG PERMIT NO.
FILE # <u>COU-1997-0430</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Didn't do proj.

979-637

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1351 UTE Ave TAX SCHEDULE NO. 2945-133-21-009

SUBDIVISION Keith's Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION

FILING BLK Q LOT 13-16 SQ. FT. OF EXISTING BLDG(S) 1050 Square Ft.

(1) OWNER Brian Coburn / c/o Wayne NO. OF DWELLING UNITS
Karen BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 3770 Blair Rd White water

(1) TELEPHONE 245-4635 or 257-3607 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Karen Stewart USE OF ALL EXISTING BLDGS Auto Repair

(2) ADDRESS 3106 Chipeta Ave DESCRIPTION OF WORK & INTENDED USE: Change
From Auto Sales to Auto Repair
No wash rack

(2) TELEPHONE 523-1700

✓ 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 X

SETBACKS: Front 25 from Property Line (PL) or 25 from center of ROW, whichever is greater
 Side 0 from PL Rear 0 from PL

Parking Req'mt 6

Special Conditions:

Maximum Height

Maximum coverage of lot by structures Census Tract 7 Traffic Zone 41 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 Karen Stewart Date 10-3-97

Department Approval Mike Pelletier Date 10/22/97

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

Utility Accounting Date 10/22/97

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)

UTE AVENUE

curb cut #1
approx 30' wide

curb cut #2
approx 30' wide

Sidewalk

24' x 55'
Concrete
Pad
Covered
by
Canopy

1320 square
feet

25' x 42'
Shop and
Office
on
30' x 50'
concrete
pad

1050 square
feet building

wood fence

1351 UTE AVE.

S. 14th STREET

ALLEY

10/22/97
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

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