

Planning \$ <u>POW / SUP SPR</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>104745</u>
FILE # <u>SUP-1998-057</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2651 ~~POW~~ Highway 50 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS Grand Junction, CO 81503 TAX SCHEDULE NO. 2945-261-15-005

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3143 sq ft

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) ~~1120 sq ft~~

(1) OWNER JOSEPH MARUCA NO. OF DWELLING UNITS
 1120 WELLINGTON BEFORE: NA AFTER: _____ CONSTRUCTION

(1) ADDRESS GRAND JUNCTION, CO, 81501 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE (970) 243-2907 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Joseph Maruca DESCRIPTION OF WORK & INTENDED USE:
 1120 Wellington Motorcycle Restoration / Sales / Repair

(2) ADDRESS Grand Junction CO 81501

(2) TELEPHONE (970) 243-2907

✓ 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 H0 Landscaping / Screening Required: YES per plan NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 8 spaces - striped

Side 15 from PL Rear 15 from PL Special Conditions: All improvements per plan for C.O. unless development agreement/guarantee for anything remaining

Maximum Height 65 Census Tract _____ Traffic Zone _____ Annx # _____

Maximum coverage of lot by structures _____

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 Joseph Maruca MD Date 3/7/98

Department Approval Walter K. Albright Date 4/22/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 34254-11818

Utility Accounting Chad Anderson Date 4-22-98

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)