

Planning \$ <u>—</u>	Drainage \$ <u>1,050.12</u>
TCP \$ <u>4,739.62</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>03824</u>
FILE # <u>SPR-1997-183</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 2222 Highway 6 & 50 TAX SCHEDULE NO. 2701-313-05-014

SUBDIVISION Sellers Sub Replat No. 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1923

FILING BLK 5 LOT 12 ^{portion of} SQ. FT. OF EXISTING BLDG(S) 2500

(1) OWNER OCHS BROTHERS NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS P.O. Box 603, Colorado Springs, CO 80901 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 719-635-3551

(2) APPLICANT Bold Petroleum, Inc. USE OF ALL EXISTING BLDGS Travel Plaza

(2) ADDRESS P.O. Box 603, Colorado Springs, CO 80901 DESCRIPTION OF WORK & INTENDED USE: Bldg. Addition
& Pave Parking Lots - Improve existing business.

(2) TELEPHONE 719-635-3551

✓ 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 25 from Property Line (PL) or Sanford from center of ROW, whichever is greater Parking Req'mt —

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

Maximum Height 40

Maximum coverage of lot by structures — Census Tract 9 Traffic Zone 7 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 Harlan L. Ochs Harlan L. Ochs Date 9-25-97

Department Approval Mike Gellert Date 12/17/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10906

Utility Accounting Costs included Date 2-4-98

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)