

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>64654</u>
FILE # <u>SPR-1997-208</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 2460 Hwy 6450 TAX SCHEDULE NO. 2945-091-14-001
 SUBDIVISION Mesa Mall East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2024
 FILING — BLK 1 LOT 1 & 2 SQ. FT. OF EXISTING BLDG(S) 2600±
 (1) OWNER Mike & Terri Counter NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 2460 1/2 Hwy 6450
 (1) TELEPHONE 257-0922 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (2) APPLICANT Tom BURKE USE OF ALL EXISTING BLDGS & NONE
 (2) ADDRESS 300 Main St. DESCRIPTION OF WORK & INTENDED USE: New
 (2) TELEPHONE 243-0564 Quick Lube bldg.

✓ 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 75' from Property Line (PL) or 75' from center of ROW, whichever is greater Parking Req'mt YES
 Side 100' from PL ^{WEST} Rear 100' from PL Special Conditions: PER APPROVED SITE PLAN
CROSSES EAST PROPERTY LINE DATED 3-10-98
 Maximum Height 40'
 Maximum coverage of lot by structures NA Census Tract 9 Traffic Zone 97 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 [Signature] Date 12/10/97

Department Approval Bill Nellie Date 3-10-98

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

Utility Accounting [Signature] # 33108-9057 Date 3-10-98

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)