

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>65180</u>
FILE # <u>SPR-1998-081</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 975 Independent Ave TAX SCHEDULE NO. 2945-103-36-002  
 SUBDIVISION TRINITY Independent Ave. Commercial Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4925 ft<sup>2</sup>  
 FILING  BLK \_\_\_\_\_ LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Dwayne Dodd NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS 420 N. 1<sup>st</sup> St.  
 (1) TELEPHONE 245-7671 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Bob Turner / ALCO Building USE OF ALL EXISTING BLDGS Office / Shop NA  
 (2) ADDRESS 529 25 1/2 Road DESCRIPTION OF WORK & INTENDED USE: construct new bldg  
 (2) TELEPHONE 242-1423 for used car sales office and shop

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 \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: see plan  
 Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ Census Tract 4 Traffic Zone 10 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 4-27-98  
 Department Approval [Signature] Date 6/16/98  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11371  
 Utility Accounting [Signature] Date 6-16-98  
6-8 Employees

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)