

Planning \$ <u>Paid</u>	Drainage \$ <u>-</u>
TCP \$ <u>3,991.10</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>71075</u>
FILE # <u>SPR-1998-164</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

EX

*** THIS SECTION TO BE COMPLETED BY APPLICANT ***

BLDG ADDRESS 569 25 1/2 Road
 SUBDIVISION RS Commercial Sub
 FILING _____ BLK _____ LOT 3+4
 (1) OWNER Richard Scariano
 (1) ADDRESS 1048 Independent Ave. #201
 (1) TELEPHONE 245-7571
 (2) APPLICANT ALCO Building
 (2) ADDRESS 529 25 1/2 Rd
 (2) TELEPHONE 242-1423

TAX SCHEDULE NO. 2945-102-16-022 & 019
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 13,216 ft³
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 USE OF ALL EXISTING BLDGS NA
 DESCRIPTION OF WORK & INTENDED USE: Construct Building, parking & Landscape for auto body repair 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 40' from center of ROW, whichever is greater
 Parking Req'mt 33 spaces
 Side 0 from PL Rear 0 from PL
 Special Conditions: NONE
 Maximum Height 40'
 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 9/8/98
 Department Approval [Signature] Date 10-22-98 7-20-99
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12487
 Utility Accounting [Signature] Date 7/20/99

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)