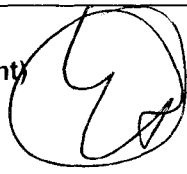


Planning \$ <u>5.1</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>69913</u>
FILE #

PLANNING CLEARANCE

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



** THIS SECTION TO BE COMPLETED BY APPLICANT **

BUILDING ADDRESS 587 25 RD
 SUBDIVISION Industrial Acres
 FILING _____ BLK 1 LOT 14
 OWNER DAVID & KARLEEN MIDDAGH
 ADDRESS 2329 EAGLE POINT CR.
 TELEPHONE 970 245 5740
 APPLICANT JEREMY MIDDAGH
 ADDRESS _____
 TELEPHONE SAME

TAX SCHEDULE NO. 2945-091-01-018
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) 4075
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS AUT REPAIR
 DESCRIPTION OF WORK & INTENDED USE: AUTO REPAIR
interior remodel

✓ 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
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS Interior remodel
only NCIV - must obtain new planning clearance when installing
 CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX Part B

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 Grand Junction 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 4-20-99
 Department Approval [Signature] Date 4-20-99

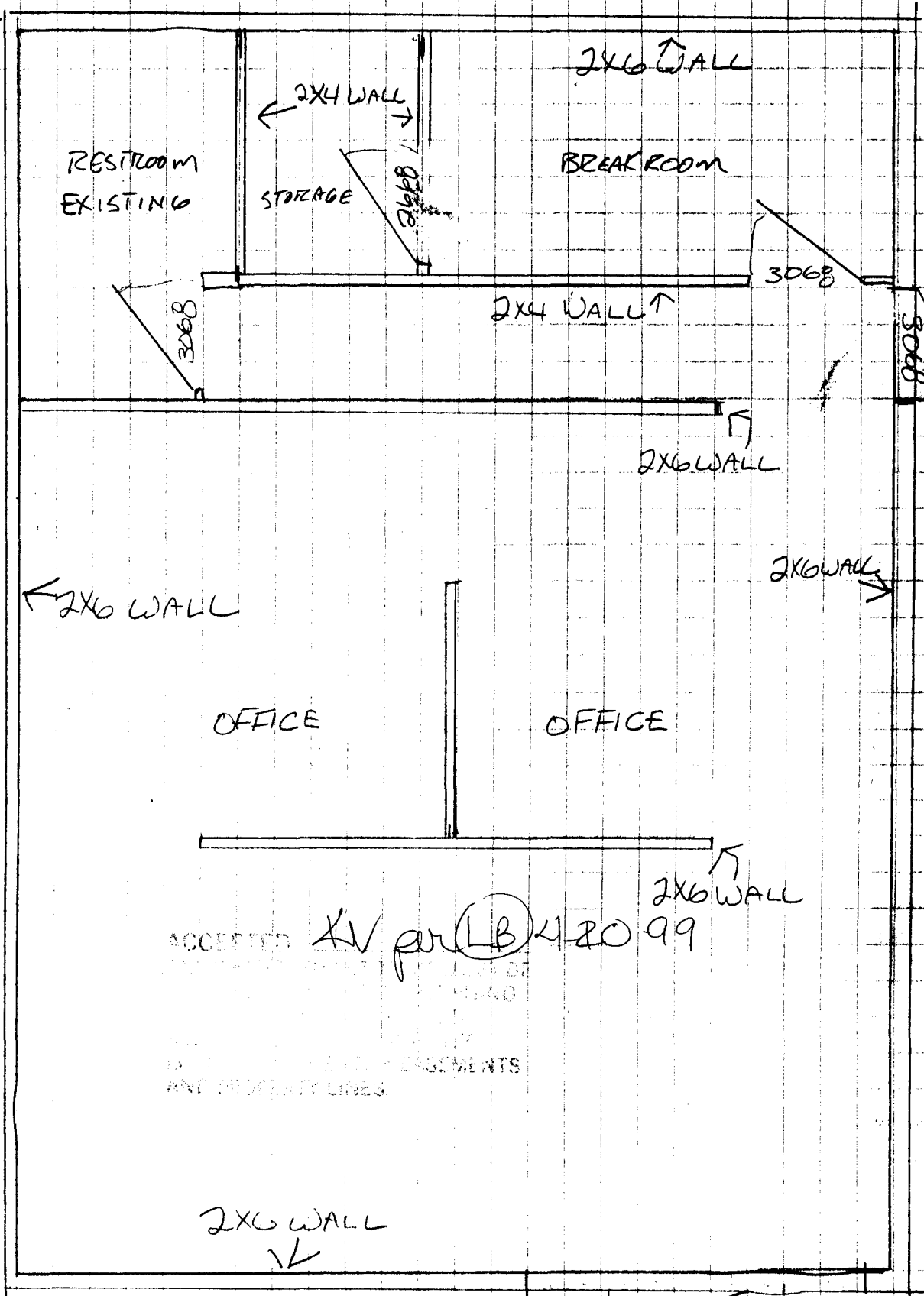
Additional water and/or sewer tap fee(s) are required: YES	NO ✓	W/O No. <u>TR-59412</u>
Utility Accounting <u>[Signature]</u>		Date <u>4-20-99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WEST SIDE BODY & PAINT 587 25 RD

24'

34'



RESTROOM
EXISTING

2x4 WALL

STORAGE

2x6 WALL

BREAK ROOM

3068

2x4 WALL

3068

2x6 WALL

2x6 WALL

OFFICE

OFFICE

2x6 WALL

2x6 WALL

ACCEPTED

LV per LB 4-20-99

PLACEMENTS
AND PROPERTY LINES

2x6 WALL

3068 STOREFRONT