

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>



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

No permit on ~~exp~~ expired 9/24/99

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 2302 Hwy 6450
 SUBDIVISION —
 FILING — BLK — LOT —

TAX SCHEDULE NO. 2945-052-00-007
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800
 SQ. FT. OF EXISTING BLDG(S) appr 2800
 NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION

OWNER Jose Muniz
 ADDRESS 2304 Hwy 6450
 TELEPHONE 242-2270
 APPLICANT David Middaugh
 ADDRESS 2329 Eagle Pt Ct
 TELEPHONE 245-5740

USE OF ALL EXISTING BLDGS Used car dealer
 DESCRIPTION OF WORK & INTENDED USE: Interior Remodel
Sell used cars, phase out
Body 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 H.O.
 SETBACKS: FRONT: 65' from Property Line (PL) or 65' from center of ROW, whichever is greater
 SIDE: 15' from PL REAR: 15' from PL
 MAXIMUM HEIGHT 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —
 PARKING REQUIREMENT: —
 SPECIAL CONDITIONS: —
 CENSUS TRACT 9 TRAFFIC ZONE 6 ANNEX —

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 David Middaugh Date —
 Department Approval White Bellini Date 3/24/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>—</u>	W/O No. <u>no charge</u>
Utility Accounting <u>Patricia Vanover</u>			Date <u>3-24-99</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)