

Planning \$ <u>10,00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>71298</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 929 Pitkin Avenue
 SUBDIVISION —
 FILING _____ BLK _____ LOT _____
 OWNER Jack Rich
 ADDRESS 1947 Broadway
 TELEPHONE 261-1742
 APPLICANT Thomas L. Goerke
 ADDRESS 590 North Westgate Dr. Unit C
Grand Junction, Co. 81505
 TELEPHONE 970-243-3853 Fax 243-3859

TAX SCHEDULE NO. 2945-144-39-004
 SQ. FT. OF PROPOSED BLDG(S) 225
 SQ. FT. OF EXISTING BLDG(S) 688
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Used Car Sales Office
and small shop
 DESCRIPTION OF WORK & INTENDED USE: Build prox
15 X 15 office addition to Sales Office
and gut and remodel existing Sales Office

✓ *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 I-1
 SETBACKS: FRONT: _____ from Property Line (PL) or
50 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: No
 SPECIAL CONDITIONS: _____
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Thomas L. Goerke Date July 13, 1999
 Department Approval Mike Bellini Date 7/14/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>XXXX</u>	W/O No. _____
Utility Accounting <u>Dunca</u>			Date <u>7/14/99</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)

