

Planning \$ Pd.	Drainage \$ 2,290.00
TCP \$ -	School Impact \$ -

BLDG PERMIT NO. 67557
FILE # SPR-1998-212

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 2796 WINTERS AVE TAX SCHEDULE NO. 2945-241-26.001
 SUBDIVISION 28 RD INDUSTRIAL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5000
 FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER SHANE + PATRICIA DANIELS NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 260 E. DANBURY CT. 81503
 (1) TELEPHONE 242-6815 NO. OF BLDGS ON PARCEL
 BEFORE: -0- AFTER: 1 CONSTRUCTION
 (2) APPLICANT SHANE + PATRICIA DANIELS USE OF ALL EXISTING BLDGS ELITE TOWING
 (2) ADDRESS 260 E. DANBURY CT. 81503 DESCRIPTION OF WORK & INTENDED USE: Office, 5,000 sq ft
 (2) TELEPHONE 242-6815 DRY STORAGE (CUSTOMER PERSONAL ITEMS)
TRUCK PARKING (IN YARDS)

✓ 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-2 Landscaping / Screening Required: YES NO _____
 SETBACKS: Front _____ from Property Line (PL) or 25' from center of ROW, whichever is greater
 Parking Req'mt 3 spaces
 Side 0 from PL Rear 0 from PL Special Conditions: NONE
 Maximum Height 65'
 Maximum coverage of lot by structures N/A Census Tract 8 Traffic Zone 60 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 Patricia Daniels Date 12-10-98

Department Approval Jay U. Brown Date 2-4-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. NO 11709/10/28/98

Utility Accounting K Duncan Date 2/4/99

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)