

Planning \$ <u>PJ w/ SPR</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>2700.00</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>73000</u>
FILE # <u>SPR-1999-244</u>

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 2884 North Ave
 SUBDIVISION N/A
 FILING N/A BLK N/A LOT N/A
 OWNER American Legion Post 37
 ADDRESS 2884 N. Ave
 TELEPHONE 243-0629
 APPLICANT Super Wash Inc
 ADDRESS 707 Lincoln way
 TELEPHONE Morrison IL 61270
 ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

TAX SCHEDULE NO. 2943-074-00-972
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,375
 SQ. FT. OF EXISTING BLDG(S) 3890
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS To Be Removed
 DESCRIPTION OF WORK & INTENDED USE: Remove
Existing Building, Construct Car
Wash

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1
 SETBACKS: FRONT: 0' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0' & 10' from PL REAR: 10' from PL
 if adj to res 40'
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: All on/off-site improvements
completed prior to C.O. or DIA & Guarantee
required for remaining improvements
 CENSUS TRACT 16 TRAFFIC ZONE 30 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 Doug Beltra G+PC
 Department Approval Kimberly Adkins

Date 9-29-99
 Date 2/7/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12042</u>
Utility Accounting <u>Wabi Overholt</u>			Date <u>2/7/00</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)