

AP

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>83893</u>
FILE # <u>—</u>

144131-9068

**PLANNING CLEARANCE**  
 (multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2496 Hwy 6 E50

TAX SCHEDULE NO. 2945-094-00-150

SUBDIVISION \_\_\_\_\_

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 438,730.00

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

ESTIMATED REMODELING COST \$ 5,000

OWNER Dale Brandon

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 833/26 RD GJ 81506

USE OF ALL EXISTING BLDGS car dealership

TELEPHONE 245-2514

DESCRIPTION OF WORK & INTENDED USE: install

APPLICANT Ritter const

sand trap & concrete drain

ADDRESS 605 meander GJ 81505

Rocky mtn subaru

TELEPHONE 260-8620

Perisgo okay with it.

✓ 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

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING REQUIREMENT: 0

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_ NO

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.

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 that 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 \_\_\_\_\_

Department Approval [Signature] Date 12/10/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing mem w/ 2 b's</u>
Utility Accounting <u>Kate Elskeny</u>			Date <u>12/10/01</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)

**From:** Dan Tonello  
**To:** Gibson, Faye; Lee, Bob; Prall, Trenton  
**Date:** 8/27/01 10:45AM  
**Subject:** Rocky Mtn. Subaru

Based on the information submitted to this office, Rocky Mtn. Subaru located at 2496 Hwy 6&50, will be required to install a sand & oil separator with a minimum capacity of 360 gallons. If additional information is needed, please contact me at 244-1489.