

Planning \$ <u>Pd w/ App</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>84331</u>
FILE # <u>55-2001-246</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

*60746-551
1200*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>415 Pitkin Ave.</u> SUBDIVISION <u>City of Grand Jct</u> FILING _____ BLK <u>147</u> LOTS <u>4+5+6</u> OWNER <u>SCOTTY INVESTMENTS</u> ADDRESS <u>405 Pitkin Ave</u> TELEPHONE <u>970 245-0101</u> APPLICANT <u>RODNEY SNIDER</u> ADDRESS <u>405 Pitkin Ave.</u> TELEPHONE <u>970 245-0101</u>	TAX SCHEDULE NO. <u>2945-143-39-001 (\$002)</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>4,000</u> SQ. FT. OF EXISTING BLDG(S) <u>3500</u> NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION USE OF ALL EXISTING BLDGS <u>Automotive</u> DESCRIPTION OF WORK & INTENDED USE: <u>DEMO</u> <u>Automotive Warehouse AND</u> <u>REPAIR NO WASH BAY - NO RESTROOM</u> <u>ADJOINING CURBSIDE</u> <u>MUFFLER SHOP</u>
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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 <u>C-1</u> SETBACKS: FRONT: <u>14'</u> PER SEC 2.16 OF ZID Code from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>8.5'</u> per Sec 2.16 of ZID Code from PL MAXIMUM HEIGHT <u>40'</u> MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>FAR 1.00</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>Per Plan</u> SPECIAL CONDITIONS: <u>Front & Rear Setbacks</u> <u>Varied via Sec 2.16C1 to match existing Building</u> CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____
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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 <u>Rodney K. Snider</u>	Date <u>8/21/01</u>
Department Approval <u>[Signature]</u>	Date <u>4.25.02</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/26/02</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)