

FEE \$ <u>Paid</u>
TCP \$ <u>4712.00</u>
DRAINAGE FEE \$ <u>—</u>

BLDG PERMIT NO. <u>59297</u>
FILE # <u>SPR-1997-021</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3 001-2795-016

**NEW ACCOUNT**  
THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2559, 2549, ~~2547~~ Hwy 6 + 50 TAX SCHEDULE NO. 2945-151-00-096

SUBDIVISION NA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4328

FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 1000

(1) OWNER Michael + Susan Gregg NO. OF DWELLING UNITS NA  
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2559 Hwy 6 + 50

(1) TELEPHONE 970 245-5534 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 3 CONSTRUCTION

(2) APPLICANT David Smuin USE OF ALL EXISTING BLDGS Office/Shop/Warehouse

(2) ADDRESS 4221 Purdy Mesa Rd DESCRIPTION OF WORK & INTENDED USE: Auto and

(2) TELEPHONE 970 242-4454 R.V. sales, and minor repairs

NO WASHRACK  
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

**ZONE C-1** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  
Landscaping / Screening Required: YES  NO

SETBACKS: Front — from Property Line (PL) Parking Req't As per plan  
or SS from center of ROW, whichever is greater  
Special Conditions: —

Side 0 from PL Rear 0 from PL

Maximum Height 40ft  
Maximum coverage of lot by structures — CENS.T. 9 T.ZONE 11 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 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 X Susan Gregg Date 1-23-97

Department Approval [Signature] Date 2-20-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No no extra

Utility Accounting [Signature] Date 2/20/97 9904

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)