

Planning \$ -	Drainage \$ -
TCP \$ <u>1,000</u> ^{waived}	School Impact \$ -

BLDG PERMIT NO. <u>71325</u>
FILE # <u>MS-1999-081</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

90

2769 1/2 Rd

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS <u>2767 1/2 Road</u>	TAX SCHEDULE NO. <u>2945-254-02-001</u>
SUBDIVISION <u>STEVENSON MINOR SUB</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1696</u>
FILING _____ BLK _____ LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
OWNER <u>Rick Stevenson</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>P.O. Box 9 East Carbon Utah 84520</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
TELEPHONE <u>241-2519</u> <u>2336 1/2 Rattlesnake Ct. G. Jct. CO 81503</u>	USE OF ALL EXISTING BLDGS <u>NA</u>
APPLICANT <u>G+R Builders</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>P.O. Box 3298 G. Jct. CO 81502</u>	<u>Build a drive-through lube and oil</u>
TELEPHONE <u>(970) 245-3580</u>	<u>shop for commercial use</u>

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

LINE <u>H.O.</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>-</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>8 + 1 H.C.</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>NONE</u>
MAXIMUM HEIGHT <u>65'</u>	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>35%</u>	CENSUS TRACT _____ TRAFFIC ZONE _____ 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 <u>James R. Rogganis</u>	Date <u>June 18 99</u>
Department Approval <u>Joni V. Bower</u> <u>do 2/18/00</u>	Date <u>June 18, 1999</u>

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>12349</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/18/99</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) (Gold: Utility Department)