

included in application

Planning \$ <u>n/c</u>	Drainage \$ <u>n/c</u>
TCP \$	School Impact \$

BLDG PERMIT NO. <u>70355</u>
FILE # <u>SPP-1999-171</u>

### PLANNING CLEARANCE

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

increase of 430 sq ft

THIS SECTION TO BE COMPLETED BY APPLICANT

14360-9022

BUILDING ADDRESS 2507 Hwy 6 1/2  
 SUBDIVISION NW 1/4, SW 1/4 OF SEC 10, T15, R1W, U.M.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2995-103-00-009  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2128 sq ft / shop 960  
 SQ. FT. OF EXISTING BLDG(S) 1720 sq ft / shop 960

OWNER PALM HARBOR VILLAGE  
 ADDRESS 2507 Hwy 6 1/2  
 TELEPHONE 970-242-2500

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS OFFICE / STORAGE ROOM - SHOP

APPLICANT STEVE MORENO / GARY GRAMM  
 ADDRESS 2507 Hwy 6 1/2  
 TELEPHONE 970-242-2500 - Debbie

DESCRIPTION OF WORK & INTENDED USE:  
MANUFACTURED HOME SHES OFFICE  
OLD OFFICE TO BE REMOVED SWR CONNECTION  
OFF OF SERVICE LINE. W/RENT / COU

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  
 SETBACKS: FRONT: 10 from Property Line (PL) or from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 0 from PL  
 MAXIMUM HEIGHT 40'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES  NO   
 PARKING REQUIREMENT: 8 spaces / fence  
 SPECIAL CONDITIONS: Asphalt to be removed and landscaping installed as approved on plans.  
 CENSUS TRACT 9 TRAFFIC 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 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 [Signature] **STEVE MORENO** Date 6/3/99  
 Department Approval [Signature] **DEVELOPMENT MANAGER** Date 8/11/99

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>8/14/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)