

Planning \$ <u>0</u>	Drainage \$ <u>454.00</u>
TCP \$ <u>2,464.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>77140</u>
FILE # <u>VE-2000-160</u>

\* 859.00  
 PER DEV.  
 ENGINEER  
 EH

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>552<sup>D</sup> - 25 Road</u> SUBDIVISION <u>Trolley Park</u> FILING _____ BLK _____ LOT <u>3</u> OWNER <u>Big S LLC</u> ADDRESS <u>552 A - 25 Road G.J. CO</u> TELEPHONE <u>970/243-2834</u> APPLICANT <u>Chris McCallum / TPI</u> ADDRESS <u>1551 Independent Ave</u> TELEPHONE <u>970/243-4642</u>	TAX SCHEDULE NO. <u>2945-103-33-003</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3520 ft<sup>2</sup></u> SQ. FT. OF EXISTING BLDG(S) <u>0</u> NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u> CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u> CONSTRUCTION USE OF ALL EXISTING BLDGS <u>NA</u> DESCRIPTION OF WORK & INTENDED USE: <u>Construct new building for expansion</u> <u>of Secret Auto Body</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-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAXIMUM HEIGHT <u>40'</u> MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>2 FAR</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>per approved plans</u> SPECIAL CONDITIONS: <u>Landscaping per approved plans.</u> CENSUS TRACT <u>4</u> TRAFFIC ZONE <u>98</u> 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>Chris Miller</u> Department Approval <u>Patricia Pick</u>	Date <u>8-28-00</u> Date <del>10-12-00</del> <u>11-15-00</u> No MANSPI Warehouse only 720 Envo
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Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>only 720 Envo</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>11/27/00</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)