

Planning \$ <u>0</u>	Drainage \$ <u>360.00</u>
TCP \$ <u>667.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>NA</u>
FILE # <u>SUP-2000-075</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

SUP

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1663 Highway 50

TAX SCHEDULE NO. 2945-233-11-005

SUBDIVISION _____

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

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 1008

OWNER Aspen Country Enterprises Inc.

NO. OF DWELLING UNITS: BEFORE NA AFTER NA

ADDRESS 1789 Lesa Court, G.J.

CONSTRUCTION

TELEPHONE 250-6195 / 255-8729

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER NA

APPLICANT Troy Shackles

USE OF ALL EXISTING BLDGS _____

ADDRESS 1789 Lesa Ct., G.J. CO. 81503

DESCRIPTION OF WORK & INTENDED USE: Establishment

TELEPHONE 250-6195

of a use car sales lot - See

✓ 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 H0 (old code) C-2 (new code)

LANDSCAPING/SCREENING REQUIRED: YES NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

PARKING REQUIREMENT: 3 for customers & employees

SIDE: _____ from PL REAR: _____ from PL

SPECIAL CONDITIONS: See SUP-2000-075

MAXIMUM HEIGHT _____

Record of Decision

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

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 Troy Shackles

Date 6-2-2000

Department Approval [Signature]

Date 6-2-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>6/2/00</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) (Goldend: Utility Accounting)