

Planning \$ <u>—</u>	Drainage \$ <u>—</u>
TCP \$ <u>2214⁰⁰</u>	School Impact \$ <u>—</u>

DG PERMIT NO. <u>83072</u>
FILE # <u>CUP-2001-219</u>

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 610 FORESIGHT CIR E. TAX SCHEDULE NO. 2945-073-07036
SUBDIVISION FORESIGHT PARK FOR IND. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4500
FILING 1st BLK ONE LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
OWNER DON & GRETCHEN HAYNES. NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
ADDRESS 1916 N. 1st ST. CONSTRUCTION
TELEPHONE 970-243-3404 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
APPLICANT G.C.M. ENT. INC. USE OF ALL EXISTING BLDGS AUTO SERVICE
ADDRESS 566 S. WESTGATE DR. NEW 4500 SQ. FT. BUILDING DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
TELEPHONE 248-0025 FOR BUSINESS OF VEHICLE SERVICE
✓ 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 I-O LANDSCAPING/SCREENING REQUIRED: YES X NO
SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
SIDE: 15' from PL REAR: 25' from PL PARKING REQUIREMENT: 26
MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: Per Plan
MAXIMUM COVERAGE OF LOT BY STRUCTURES .75 FAR CENSUS TRACT 10 TRAFFIC ZONE 24 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] Date 10-30-01
Department Approval [Signature] Date 12/19/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14444</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/20/01</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)