

59183

Planning \$ <u>0</u>	Drainage \$ <u>\$332.93</u>
TCP \$ <u><del>\$1250.00</del></u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>509242</u>
FILE # <u>MSP-2000-191</u>

\$700.00 J.C.

### 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 2440 Hwy 6+50

TAX SCHEDULE NO. 2945-092-10-016

SUBDIVISION GRAND JUNCTION, CO. 81505  
MASS MAIL MINOR SUBDIVISION

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 695 SQ FT.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT OF EXISTING BLDG(S) \_\_\_\_\_

OWNER EARL STEVENSON

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

ADDRESS 2440 Hwy. 6+50

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
CONSTRUCTION

TELEPHONE 970-256 7427

USE OF ALL EXISTING BLDGS \_\_\_\_\_

APPLICANT EARL STEVENSON

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 2440 Hwy 6+50

OUTSIDE DECK

TELEPHONE 970-256 7427

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-1

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: 15 from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
SIDE: 0 from PL REAR: 10 from PL

PARKING REQUIREMENT: 12 ADDITIONAL SPACES

SPECIAL CONDITIONS: NOTE NO FIRE CALL

MAXIMUM HEIGHT 40

FOR FLOORWAY

MAXIMUM COVERAGE OF LOT BY STRUCTURES 100%

CENSUS TRACT 9 TRAFFIC ZONE 9 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 9-19-00

Department Approval [Signature]

Date 10/4/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>10-5-00</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)