

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>72716.00</u>	School Impact \$ <u>0</u>

PDG PERMIT NO. <u>81649</u>
FILE # <u>SPR-2001-126</u>

3640⁰⁰

PLANNING CLEARANCE

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

Grand Junction Community Development Department

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THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>549 Bogart Lane</u> SUBDIVISION <u>Grace Commercial</u> FILING _____ BLK _____ LOT <u>6</u> OWNER <u>JACK Bogart</u> ADDRESS <u>527 Bogart Ln. GT</u> TELEPHONE <u>245-1611</u>	TAX SCHEDULE NO. <u>2945-103-34-006</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3600</u> SQ. FT. OF EXISTING BLDG(S) <u>N/A</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>N/A</u>
APPLICANT <u>Keystone Custom Builders</u> ADDRESS <u>P.O. Box 1807, GT</u> TELEPHONE <u>243-9428</u>	DESCRIPTION OF WORK & INTENDED USE: <u>BOAT SALES & REPAIR SHOP</u>

✓ 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>NA</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>YES</u> SPECIAL CONDITIONS: <u>PDR SITE PLAN</u> <u>SPR-2001-126</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>Angus R. Hochstetler</u>	Date <u>1-18-02</u>
Department Approval <u>Bill Nuhn / Ronnie Edwards</u>	Date <u>7-18-01</u> <u>1-18-02</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. _____
Utility Accounting <u>Dottie Kanover</u>	Date <u>1-18-02</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)