

Planning \$ <u>Paid</u>	Drainage <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>N/A</u>



LOG PERMIT NO. <u>86721</u>
FILE # <u>MSP-2002-190</u>

PLANNING CLEARANCE

18460-11840

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

RV SALES & Repairs on septic

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 800 Highway 50

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Brad & Joan Humphrey

ADDRESS 627 Fletcher Lane

TELEPHONE 242-6684

TAX SCHEDULE NO. 2945-261-15-007

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 990

SQ. FT. OF EXISTING BLDG(S) 4500

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
CONSTRUCTION

APPLICANT Brad Humphrey

ADDRESS 627 Fletcher Lane, GJ Co 81505

TELEPHONE 256-7338

USE OF ALL EXISTING BLDGS service, assembly, sales

DESCRIPTION OF WORK & INTENDED USE: service, sales
on trailers and motorhomes,
(not automotive type repairs) light assem

✓ 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

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

MAXIMUM HEIGHT 40' (Per approved plan)

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

PARKING REQUIREMENT: NO ADDITIONAL

SPECIAL CONDITIONS: —

CENSUS TRACT 13 TRAFFIC ZONE 80 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 Brad Humphrey Date 9-6-02

Department Approval Jae V. Bonar Date Oct. 4, 2002

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Mardell</u>		Date <u>10/1/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)