

Planning \$ _____	Drainage _____
TCP \$ <u>2850⁰⁰</u>	School Impact \$ _____

PDG PERMIT NO. <u>83009</u>
FILE # <u>CUP-2001-209</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

6515-4064

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2549 Hwy 6 E 50

SUBDIVISION Gregg Minor Sub

FILING _____ BLK _____ LOT 1
Gregg II Minor Sub Lot 1

OWNER Rick & Judy Gibon

ADDRESS 2549 Hwy 6 E 50

TELEPHONE 970-241-1190

APPLICANT Rick Gibon

ADDRESS 2549 Hwy 6 E 50

TELEPHONE 970-241-1190

TAX SCHEDULE NO. 2945-151-19-001 E 004

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4800

SQ. FT. OF EXISTING BLDG(S) 3728

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS Office + RV Shop

DESCRIPTION OF WORK & INTENDED USE:
Remove existing office trailer and add 4800 ft² to shop building

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'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 1 FAR

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: 19

SPECIAL CONDITIONS: Per approved Plans

CENSUS TRACT 9 TRAFFIC ZONE 11 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 _____

Department Approval [Signature] Date 1-17-02

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