

Planning \$ <u>N/A</u>	Drainage <u>\$ 3,171.00</u>
TCP \$ <u>LETTER OF CREDIT</u>	School Impact \$ <u>N/A</u>

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B. PERMIT NO.
FILE # <u>SS-2004-197</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 472 ~~474~~ 25 1/2 ROAD
 SUBDIVISION 6¹/₂ 50 WEST SUBDIVISION
 FILING 2 BLK 5 LOT 17¹/₂ 18
 OWNER DAVID & STEPHANIE MERZLER
 ADDRESS 510 BRIARWOOD LANE
 TELEPHONE 241-4279
 APPLICANT SAME
 ADDRESS _____
 TELEPHONE _____

TAX SCHEDULE NO. 2945-151-11-017 1/2 D18
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~4500~~ 4,375 sq. ft.
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE - AFTER -
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS N/A
 DESCRIPTION OF WORK & INTENDED USE:
Automotive Repair Shop

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-2
 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 N/A

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 18 REQ. - 18 PROVIDED
 SPECIAL CONDITIONS: PER APPROVED SITE AND LANDSCAPING PLANT.
 CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____
SUBD. PLAT TO BE RECORDED IN NEXT 30 DAYS

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 David & Stephanie L. Merzler Date 7-30-04
 Department Approval Scott D. Peterson Date 10-20-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>17707</u>
Utility Accounting <u>[Signature]</u>			Date <u>11/5/04</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)