

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

@

BLDG PERMIT NO.
FILE #

### 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 2488 Commerce Blvd.

TAX SCHEDULE NO. 2945-091-00-083

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) 50' X 120'

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

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 240 sq ft.

OWNER ROBERT RAMIREZ

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

ADDRESS 2488 Commerce Blvd.

CITY/STATE/ZIP GRAND JCT. CO. 81505

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

APPLICANT RICK ROSWELL

USE OF ALL EXISTING BLDG(S) Auto body/paint shop

ADDRESS 621 1/2 DONEW RD.

DESCRIPTION OF WORK & INTENDED USE: Carport in front of one bay door

CITY/STATE/ZIP GRAND JCT. CO. 81504

TELEPHONE 270-2068

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>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>existing</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>roof &amp; four sides in front of existing bay door - existing concrete slab</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR-2.0</u>	

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 Rick Roswell

Date 3-22-04

Department Approval Katherine M. Pearson

Date 3-22-04



Additional water and/or sewer tap fee(s) are required:	YES _____	NO <u>—</u>	W/O No. <u>NO charge used</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/22/04</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)


# City of Grand Junction GIS Zoning Map

*airport-type enclosure  
in front of bay door*

 City Limits Boundary  
 Grand Junction

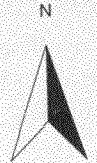
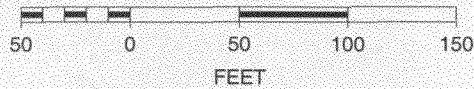
**Air Photos**

 2002 Photos

 Highways



SCALE 1 : 1,061



ACCEPTED *HP 3-22-04*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES