

Planning \$	N/A	Drain \$	529.00
TCP \$	N/A	School Impact \$	N/A

LDG PERMIT NO.	
FILE #	MSP-2005-155

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

114 Hill

5177-3256 - body shop lot behind

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 745 N. FIRST ST

TAX SCHEDULE NO. 2945-142-13-014

SUBDIVISION GRAND JCT

SQ. FT. OF EXISTING BLDG(S) 8400

FILING \_\_\_\_\_ BLK 33 LOT 15THRU 24

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER EVCO INVESTMENTS LLC

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

ADDRESS 741 N. FIRST ST

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

CITY/STATE/ZIP GRAND JCT, CO. 81501

USE OF ALL EXISTING BLDG(S) Body Shop

APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE: Body Shop

ADDRESS \_\_\_\_\_

~~REMOVE PARKING PAVEMENT~~

CITY/STATE/ZIP \_\_\_\_\_

PAVE 70' x 100' AREA BEHIND

TELEPHONE 970-242-1571

*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 LIGHT COMMERCIAL

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: N/A from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

PARKING REQUIREMENT: N/A

MAX. HEIGHT N/A

SPECIAL CONDITIONS: \_\_\_\_\_

MAX. COVERAGE OF LOT BY STRUCTURES N/A

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 6-9-05

Department Approval [Signature]

Date 7-14-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Pave only</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/15/05</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)