

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>1,747.00</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>MSD-2005-247</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

NO water or sewer

BUILDING ADDRESS 2595 Highway 6 & 50

TAX SCHEDULE NO. 2945-151-18-001

SUBDIVISION Bozarth Subdivision

SQ. FT. OF EXISTING BLDG(S) 38,170

FILING - BLK - LOT 1

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 960

OWNER ED + PAULA BOZARTH

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

ADDRESS 2595 Hwy 6 50

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3
CONSTRUCTION

CITY/STATE/ZIP GJ CO 81501

USE OF ALL EXISTING BLDG(S) Auto Sales & Maintenance

APPLICANT ED + PAULA BOZARTH

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 2595 Hwy 6 50

~~Temporary~~ (Modular) Sales office for

CITY/STATE/ZIP GRAND JCT CO 81506

Saturn of Grand Junction (960 sq ft)

TELEPHONE 303 929-8500

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>L-1 LIGHT COMMERCIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>4 parking spaces with 1 handicap space</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE PLAN.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	<u>LANDSCAPING WILL NEED TO BE INSTALLED PRIOR TO DECEMBER 6, 2006.</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 Paula G. Bozarth Date 10/5/05
 Department Approval [Signature] Date 12-16-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>dry buildings</u>
Utility Accounting <u>[Signature]</u>			Date <u>12/7/05</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)