

Underground Utilities

Planning \$ <u>0</u>	<u>12,700.00</u>
TCP \$ <u>9,357.45</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>SPB-2004-202</u>

(N)

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 2575 Hwy. 6 & 50
 SUBDIVISION N/A
 FILING N/A BLK N/A LOT N/A

TAX SCHEDULE NO. 2945-151-00-016
 SQ. FT. OF EXISTING BLDG(S) 2,800 sq. ft.
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7,500 sq. ft.

OWNER Clint Janowitz
 ADDRESS 785 1/2 22 Rd.
 CITY/STATE/ZIP Grand Junction, CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT Ford Construction
 ADDRESS 714 Arrowest Rd. Ste. A
 CITY/STATE/ZIP Grand Junction, CO 81505
 TELEPHONE (970) 245-9343
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

USE OF ALL EXISTING BLDG(S) Commercial
 DESCRIPTION OF WORK & INTENDED USE: Sales and service of amphibious ATV's.
New 7500 sq ft building

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u> 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 MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO PARKING REQUIREMENT: <u>17 spaces</u> SPECIAL CONDITIONS:
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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 Charles Osborne Date 10/29/04
 Department Approval C. Faye Hall Date 11/31/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>W/O 17712</u>
Utility Accounting <u>Dotthe Kanauer</u>			Date <u>Jan 31, 2005</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)