

Planning \$ <u>Adw/4pp</u>	Drain \$ <u>450.52</u>
TCP \$ <u>3242.86</u>	School Impact \$ <u>—</u>

LDG PERMIT NO.
FILE # <u>SPR-2006-017</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 587 N. ~~S 89 N COMMERCIAL DR~~ **TAX SCHEDULE NO.** 2945-102-13-105

SUBDIVISION WESTGATE PARK **SQ. FT. OF EXISTING BLDG(S)** 0

FILING West 1 **BLK** 2 **LOT** 14 **SQ. FT. OF PROPOSED BLDG(S)/ADDITONS** 2990

OWNER MESA MOTORS INC **MULTI-FAMILY:**

ADDRESS 949 MAIN ST **NO. OF DWELLING UNITS: BEFORE** — **AFTER** —

CITY/STATE/ZIP DELTA CO 81416 **CONSTRUCTION**

APPLICANT DAVID WARD **NO. OF BLDGS ON PARCEL: BEFORE** 0 **AFTER** 1

ADDRESS 949 MAIN ST **CONSTRUCTION**

CITY/STATE/ZIP DELTA CO 81416 **USE OF ALL EXISTING BLDG(S)** N/A

TELEPHONE 970 245-4598 hooking to WTB/SWR **DESCRIPTION OF WORK & INTENDED USE:** 2990 sq ft METAL BLDG W/ 300 sq ft OFFICE

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

20 Employees or less

ZONE C-2 **LANDSCAPING/SCREENING REQUIRED: YES** **NO**

SETBACKS: FRONT: 15' **from Property Line (PL) or**
— **from center of ROW, whichever is greater**

SIDE: 0' **from PL** **REAR:** 10' **from PL**

PARKING REQUIREMENT: 4

SPECIAL CONDITIONS: _____

MAX. HEIGHT 40'

MAX. COVERAGE OF LOT BY STRUCTURES FAR 2.00

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 Ward pres, MESA MOTORS INC **Date** 12-27-05

Department Approval [Signature] **Date** 1/9/07

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>20400</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)