

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

IG PERMIT NO.
FILE # <u>CUP-2006-242</u>

underground utilities
\$3597.00

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 2712 Highway 50
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER Kenneth L. Shackles Jr. and Jeanne Shackles
 ADDRESS 2888 North Ave Grand Jct. CO 81501
 TELEPHONE (970) 241-8690
 APPLICANT Ken Shackles
 ADDRESS 2888 North Ave Grand Jct. CO 81501
 TELEPHONE (970) 241-8690

TAX SCHEDULE NO. 2945-252-00-038
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~638~~ 11
 SQ. FT. OF EXISTING BLDG(S) 1030 ft²
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS was a gas station
 DESCRIPTION OF WORK & INTENDED USE: Car Lot
Change use of property from vacant gas station to Car lot.

✓ 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
 SETBACKS: FRONT: 15' from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 5 spaces
 SPECIAL CONDITIONS: _____
 CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

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 Jeanne Shackles
 Department Approval C. Jay Hall

Date 7-21-06
 Date 6/11/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>11805</u> <u>2000</u> <u>1000</u>
Utility Accounting <u>Kate Coburn</u>			Date <u>6/12/07</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)