

Planning \$ <u>PK</u>	Drainage \$ <u>\$281.55</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>CUP-2007-189</u>

PLANNING CLEARANCE

Existing (site plan review, multi-family development, non-residential development)
Acct. 77571-10981
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 713 Arrowest Road TAX SCHEDULE NO. 2701-314-01-013
SUBDIVISION Arrowest Commercial Sub SQ. FT. OF EXISTING BLDG(S) car crusher only
FILING — BLK 1 LOT 13 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS —

OWNER Ely Mc Ghghy
ADDRESS 2236 Hwy 6 # 50
CITY/STATE/ZIP GJ 81505

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
CONSTRUCTION

Rep. APPLICANT Paul Johnson
ADDRESS PO Box 775
CITY/STATE/ZIP Fruita CO 81521
TELEPHONE 210-5555

USE OF ALL EXISTING BLDG(S) existing auto salvage yard
DESCRIPTION OF WORK & INTENDED USE: store & crush cars

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>I-2</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	PARKING REQUIREMENT: <u>one</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>PAID</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>AUG 13 2008</u>	
	<u>TB</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 Anthony Vito Date 8/13/2008
Department Approval Ronnie Edwards Date 8/13/08

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>8/13/08</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)