

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>38,389.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>CUP-2008-135</u>

INSPECTION FEE: 970.00

PLANNING CLEARANCE

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

TOTAL: 39,309.00

Grand Junction Community Development Department

93050-3870

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2587 HIGHWAY 6 1/2

TAX SCHEDULE NO. 2945-151-00-003/004/090/101/097

SUBDIVISION BOZARTH SUBDIVISION UNPLATTED

SQ. FT. OF EXISTING BLDG(S) _____

FILING + BLK + PARCEL LOT 1,3,4,5,6

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 16,080 SF

OWNER ED BOZARTH CHEVROLET PONTIAC AND BUICK

MULTI-FAMILY: 0

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION

ADDRESS 2595 HWY 6 1/2

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2 CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION, CO 81501

USE OF ALL EXISTING BLDG(S) _____

APPLICANT MARK MILLER

DESCRIPTION OF WORK & INTENDED USE: 2-BUILDINGS FOR VEHICLE SALES LOTS.

ADDRESS 2595 HWY 6 1/2

CITY/STATE/ZIP GRAND JUNCTION, CO 81501

TELEPHONE 243-3131

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>C-1, LIGHT COMMERCIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>SEE SITE PLAN.</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>PER APPROVED SITE PLAN AND CONDITIONAL USE PERMIT BY PLANNING COMMISSION. PRIOR TO CERTIFICATE OF OCCUPANCY, APPLICANT MUST FILE SUBDIVISION PLAT - RESTRICTIVE COVENANT AND RECIPROCAL EASEMENT AGREEMENT AT THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER.</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 [Signature] Date 4-7-08
 Department Approval [Signature] Date 9-4-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9/4/08</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)