

Planning \$	N/A	Drainage \$	N/A
TCP \$	N/A	School Impact \$	N/A
Inspection \$	N/A		

Bldg Permit No.
File # CUP-2008-135

PLANNING CLEARANCE

93050-3870

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2589 2587 2585
 SUBDIVISION Hwy. 6 + 50 UNPLATTED
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-151-00-097/003/004/
 SQ. FT. OF EXISTING BLDG(S) 690/101
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS —

OWNER Ed Buzarth Chevrolet Pontiac
AND BUICK
 ADDRESS 2595 Hwy 6 + 50
 CITY/STATE/ZIP Grand Junction CO
81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE — AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE — AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) _____

APPLICANT Mark Mueller
 ADDRESS 2595 Hwy 6 + 50
 CITY/STATE/ZIP Grand Junction CO
81501
 TELEPHONE 243-3131

DESCRIPTION OF WORK & INTENDED USE:
Grading Permit Only -
Grading Properties in Anticipation
of Future Development

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-1</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT <u>N/A</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u> SPECIAL CONDITIONS: <u>Grading of site only.</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 8.13.08
 Planning Approval [Signature] Date AUG. 13, 2008

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>Grading only</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/13/08</u>		

Note site char

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)