

Planning \$ <u>Paid</u>	Drain. <u>✓</u>
TCP \$ <u>✓</u>	School Impact \$ <u>✓</u>

DG PERMIT NO.	<u>M</u>
FILE #	<u>MSP-2008-003</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

*Existing
 Acct #
 105684-3724*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2896 I-70 B
(Advanced Collision Center)
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-181-12-001
 SQ. FT. OF EXISTING BLDG(S) 7000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1042

OWNER Dennis & Karen Lucas
 ADDRESS 848 2 1/2 Rd
 CITY/STATE/ZIP GJ CO 81508

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT Steve BRINDLE
 ADDRESS 2896 I-70 B
 CITY/STATE/ZIP B.J CO 81501
 TELEPHONE 970-241-5880

USE OF ALL EXISTING BLDG(S) YES auto in truck
repair & maintenance
 DESCRIPTION OF WORK & INTENDED USE: for new bldg-
WASH BAY

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-1</u> <i>principal/ accessory</i> SETBACKS: FRONT: <u>15 FT</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5 FT</u> from PL REAR: <u>10 FT</u> from PL MAX. HEIGHT <u>n.a.</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>n.a.</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>n.a.</u> SPECIAL CONDITIONS: <u>Landscaping inspection</u> <u>not 6/25/08</u> <u>and signage inspection required prior</u> <u>to Certif. of Occupancy sign off. [For Permitting</u> <u>Call Scott Williams ext 256-4180]</u>
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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 SE PL Date 02-02-08
 Department Approval Judith A. Pica Date 6/25/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Benseley</u>	Date <u>6/22/08</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)



170 FT (W)

NEW Building

26 FT WIDE
40 FT LONG
18 FT High

5 FT Clearance
FROM SHOP

2896 I-70 B

(D) 300 FT

(R) 95 FT

(X) 26 FT

(X) 40 FT

(O) 250 FT

(S) 39 FT

DRIVEWAY

SHOP

NEW STRUCTURE

(S) 50 FT

(S) 70 FT

DRIVEWAY

177'

I-70 Frontage RD

ACCEPTED *Judith A. Rau 6/25/08*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.