

Planning \$ <u>PR</u>	Drainage \$ <u>—</u>
TCP \$ <u>1,667⁰⁰</u>	School Impact \$ <u>—</u>
Inspection \$ <u>—</u>	

Permit No.
File # <u>MSP 2008-389</u>

Acc# # 11840-0

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 800 Hwy 50

TAX SCHEDULE NO. 2995-261-15-007

SUBDIVISION Orchard Meadows Sub.

SQ. FT. OF EXISTING BLDG(S) 5774

FILING — BLK 20 LOT 27-38

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 640

OWNER BRAD HUMPHREY

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
CONSTRUCTION

ADDRESS 627 FLETCHER LN

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

CITY/STATE/ZIP CS CO 81505

USE OF ALL EXISTING BLDG(S) DEALERHIP

APPLICANT —

DESCRIPTION OF WORK & INTENDED USE: ADD

ADDRESS —

CITY/STATE/ZIP same

OFFICE/SHOWROOM ON
FRONT

TELEPHONE —

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>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO <u>—</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>No change</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <u>—</u> NO <u>✓</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>—</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>LO FAR</u>	

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 Brad Humphrey Date 12-8-08

Planning Approval Ronnie Edwards Date 1-22-08

Additional water and/or sewer tap fee(s) are required:	YES <u>—</u>	NO <u>✓</u>	W/O No. <u>No impact sur</u>
Utility Accounting <u>[Signature]</u>			Date <u>2-12-09</u>

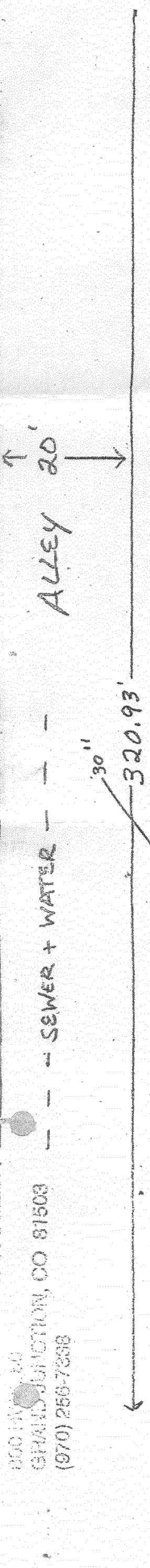
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

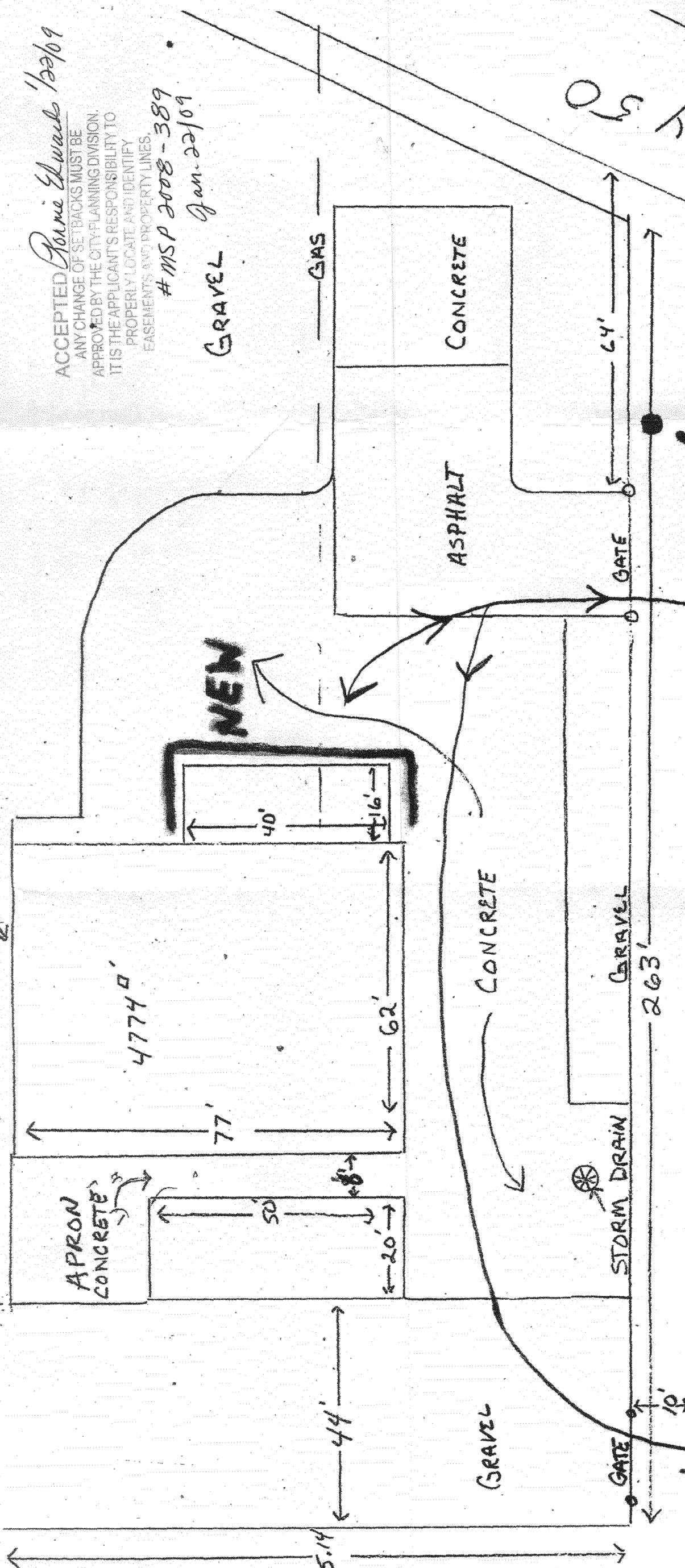
800 HWY. 50
GRAND JUNCTION, CO 81503
(970) 256-7338

SEWER + WATER

ALLEY 20'



N
E
W
S



ACCEPTED *Pamela Edwards* 1/22/09
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.
#MSP 2008-389
Jan. 22/09

HUMPHREY

TRAFFIC FLOW

CURRENT
HYDRANT

ASPEN ST

HUMPHREY AV & TRAILER
800 HWY. 50
GRAND JUNCTION, CO 81503
(970) 256-7338

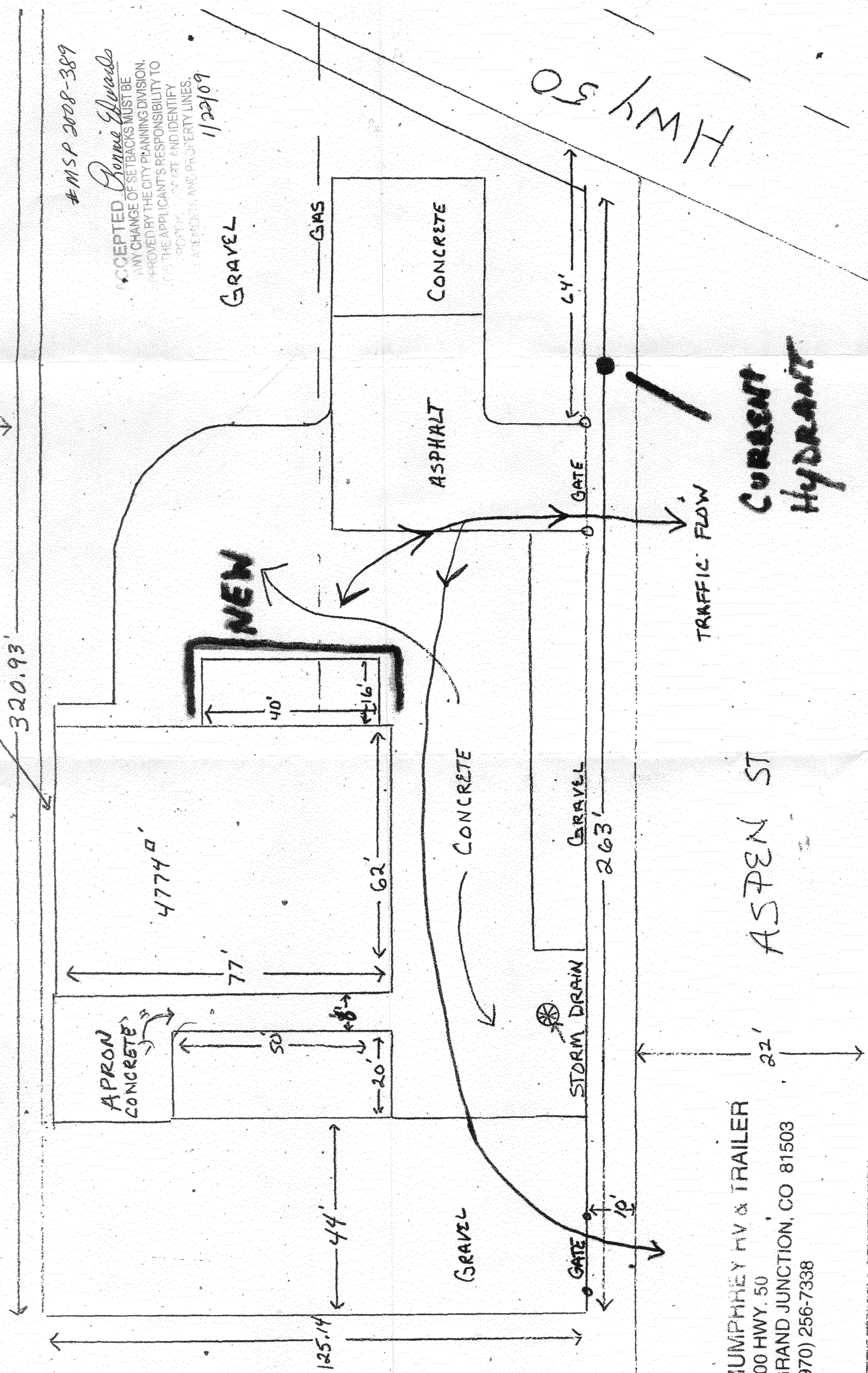


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SEWER + WATER

ALLEY 20'

N
E
W
S



#MSP 2008-389
Accepted Bonnie Edwards
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY ALL SETBACKS AND IDENTIFY EASEMENTS AND PROPERTY LINES.
6/22/09

HWY 50

HUMPHREY RV & TRAILER
800 HWY. 50
GRAND JUNCTION, CO 81503
(970) 256-7338

22'
ASPEN ST

TRAFFIC FLOW
Current
Hydrant