

Planning \$ <u>#10</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Building Permit No.
File # <u>MSP-2009-035</u>

*Ref # 90222*

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2507 Highway 6&50

TAX SCHEDULE NO. 2945-103-00-069

SUBDIVISION N-A

SQ. FT. OF EXISTING BLDG(S) 1200

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

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

OWNER CARVILLE'S AUTO MART INC.

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE N-A AFTER \_\_\_\_\_  
CONSTRUCTION

ADDRESS 2122 North Ave.

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3  
CONSTRUCTION

CITY/STATE/ZIP Grand Junction, Co. 81501

USE OF ALL EXISTING BLDG(S) Sales=Storage

APPLICANT Royce Carville

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 1875 Deer Park Cr. S

Retail sales of automobiles

CITY/STATE/ZIP Grand Junction, Co. 81501

TELEPHONE (970)-985-0238

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>G-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT _____	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>lot must remain to meet code.</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 Royce Carville Date January 28, 2009

Planning Approval Michelle Hestil Date 1-20-09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Change</u>
Utility Accounting			Date <u>4-21-09</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)