

Planning \$ <u>0</u>	Drain. <u>0</u>
TCP \$ <u>6119.00</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	<u>9022-2</u>

Permit No.
File # <u>SPN-2010-208</u>
<u>PCN-2010-391</u>

Undergrounding
Util Fee \$7695.00

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2507 Hwy 6&50

SUBDIVISION n/a

FILING n/a BLK _____ LOT _____

OWNER Carville's Auto Mart, Inc.

ADDRESS 2122 North Ave.

CITY/STATE/ZIP Grand Junction, Co. 81501

APPLICANT Royce Carville

ADDRESS 1875 Deer Park Circle S.

CITY/STATE/ZIP Grand Junction, Co. 81507

TELEPHONE 970-985-0238

TAX SCHEDULE NO. 2945-103-00-069

SQ. FT. OF EXISTING BLDG(S) 4,056 (to be removed)

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,300 sq ft office
1,350 sq ft vehicle prep area

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE n/a AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDG(S) to be removed

DESCRIPTION OF WORK & INTENDED USE: _____
Build New 4,300 sq ft Office & 1,350 sq ft Prep Areas
Same employees - 10-12 (Same as before)

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-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per Plan</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 9/12/10

Planning Approval Auter Castillo Date 12/10/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>No sewer/water charge</u>
Utility Accounting <u>0</u>			Date <u>12/10/10</u>

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