

FEE \$ PAID W/SPR
TCP \$ 1952.00
DRAINAGE FEE \$ —

BLDG PERMIT NO.
FILE # SPR-96-223

## PLANNING CLEARANCE

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

### Grand Junction Community Development Department

*9473 Commerce Blvd.*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>Lot 1</u>	TAX SCHEDULE NO. <u>2945-091-00-085</u>
SUBDIVISION <u>Gamble Commercial Sub</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>8000</u>
FILING <u>BLK</u> <u>LOT 1</u>	SQ. FT. OF EXISTING BLDG(S) <u>-0-</u>
(1) OWNER <u>Mark L. Gamble</u>	NO. OF DWELLING UNITS BEFORE: <u>-0-</u> AFTER: <u>1</u> CONSTRUCTION
(1) ADDRESS <u>2473 Commerce Blvd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>-0-</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>970-242-5248</u>	USE OF ALL EXISTING BLDGS <u>N/A</u>
(2) APPLICANT <u>Mark L. Gamble</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Office/Warehouse</u>
(2) ADDRESS <u>2473 Commerce Blvd</u>	
(2) TELEPHONE <u>970-242-5248</u>	

✓ 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>C-2</u>	Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>As per plan</u>
Side _____ from PL Rear _____ from PL	Special Conditions: <u>MANA Bldg to be moved</u> <u>6 inches to east</u>
Maximum Height _____	CENS.T. <u>9</u> T.ZONE <u>97</u> ANNEX # _____
Maximum coverage of lot by structures _____	

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 G.J. 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 <u>[Signature]</u>	Date <u>11/13/96</u>
Department Approval <u>[Signature]</u>	Date <u>11/13/96</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>9653</u>	
Utility Accounting <u>[Signature]</u>	Date <u>11-13-96</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Community Development  
Attn: Michael Drollinger  
Grand Junction, CO 81501

November 13, 1996

RE: File #SPR-96-223  
Commerce Plaza

Dear Michael,

As we discussed, pursuant to code requirements from the Mesa County Building Dept, we intend to move our entire building site six (6) inches to the east.

Please confirm your approval of this minor change by written attachment to our final site plan approval.

Thanks for your help!

Sincerely,

A handwritten signature in black ink, appearing to read "Mark L. Gamble", with a horizontal line extending to the right.

Mark L. Gamble