

FEE \$	10 <sup>00</sup>
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	102041
FILE #	

### PLANNING CLEARANCE

Chris McCallum (site plan review, multi-family development, non-residential development)  
 Grand Junction Community Development Department  
 TRF 243-4642

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	2508 Industrial Ct.	TAX SCHEDULE NO.	2945-102-25-015
SUBDIVISION	Carmack Minor Sub.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	roof section 2500 sq. ft.
FILING	BLK _____ LOT 5	SQ. FT. OF EXISTING BLDG(S)	7,080 sq. ft.
(1) OWNER	Jack D. (or) Mary Leach	NO. OF DWELLING UNITS	
(1) ADDRESS	2158 K Road - G.J.C. 8/10/95	BEFORE:	1 AFTER: 1 CONSTRUCTION
(1) TELEPHONE	970-242-3813	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Leach's Industrial Serv. Inc.	BEFORE:	1 AFTER: 1 CONSTRUCTION
(2) ADDRESS	2508 Industrial Crt.	USE OF ALL EXISTING BLDGS	Welding + Machine Shop
(2) TELEPHONE	970-242-3813	DESCRIPTION OF WORK & INTENDED USE:	Storage

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	C-2	Landscaping / Screening Required:	YES ___ NO ___
SETBACKS: Front	_____ from Property Line (PL)	Parking Req'mt	_____
or	25' from center of ROW, whichever is greater	Special Conditions:	_____
Side	0' from PL		
Rear	0' from PL		
Maximum Height	40'		
Maximum coverage of lot by structures	_____	CENS.T.	9 T.ZONE 97 ANNEX #

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.

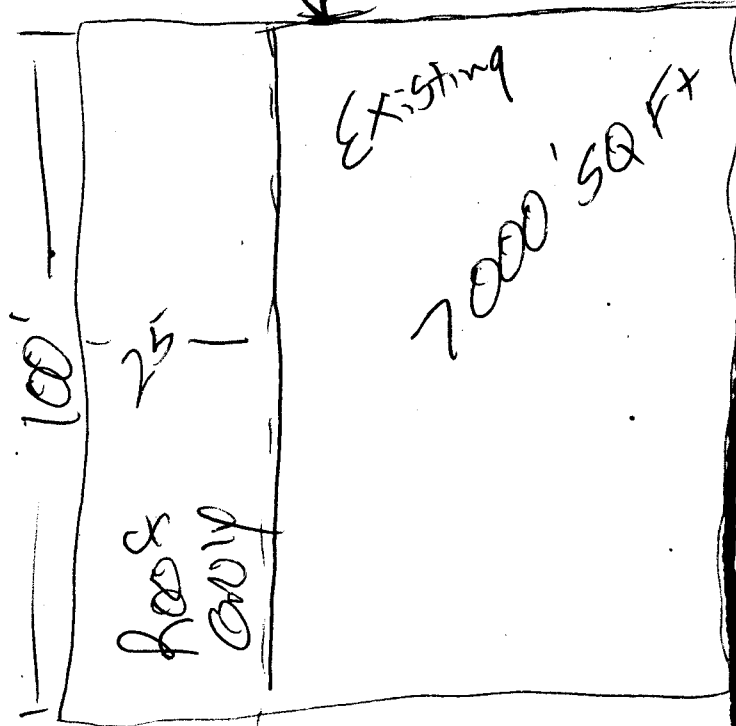
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature	<i>[Signature]</i>	Date	8/27/97
Department Approval	<i>[Signature]</i>	Date	8/28/97
Additional water and/or sewer tap fees are required:	YES ___ NO <input checked="" type="checkbox"/>	W/O No.	3021-2800-01-2 + R 81826
Utility Accounting	<i>[Signature]</i>	Date	8-28-97

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)

Industrial Ct.



ACCEPTED SLC 8/28/97  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

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