

Planning \$ <u>Pd w/ SPR</u>	Drainage \$ <u>194,38</u>
TCP \$ <u>1,442.32</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>65933</u>
FILE # <u>SPR-1998-101</u>

**PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**



\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 2479 Commerce Blvd TAX SCHEDULE NO. 2945-091-17-004

SUBDIVISION Gamble Minor Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5080

FILING 1 BLK        LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Douglas + Maureen Beyer NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 783 N. Sedona Ct. NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-4334 USE OF ALL EXISTING BLDGS NA

(2) APPLICANT Chris McCallum / TPI DESCRIPTION OF WORK & INTENDED USE: construction of  
Office / Warehouse

(2) ADDRESS 570 S. Westgate Dr.

(2) TELEPHONE 243-4642

✓ 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 X NO       

SETBACKS: Front        from Property Line (PL) or 25 from center of ROW, whichever is greater Parking Req't Per Plan

Side 0 from PL Rear 0 from PL Special Conditions: DIA required for improvements  
not completed prior to C.O.

Maximum Height 40 Genus Tract        Traffic Zone        Annx #       

Maximum coverage of lot by structures NA

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 Chris McCallum Date 5/16/98

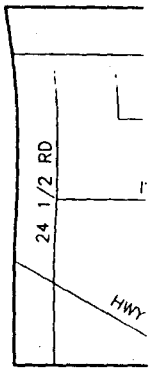
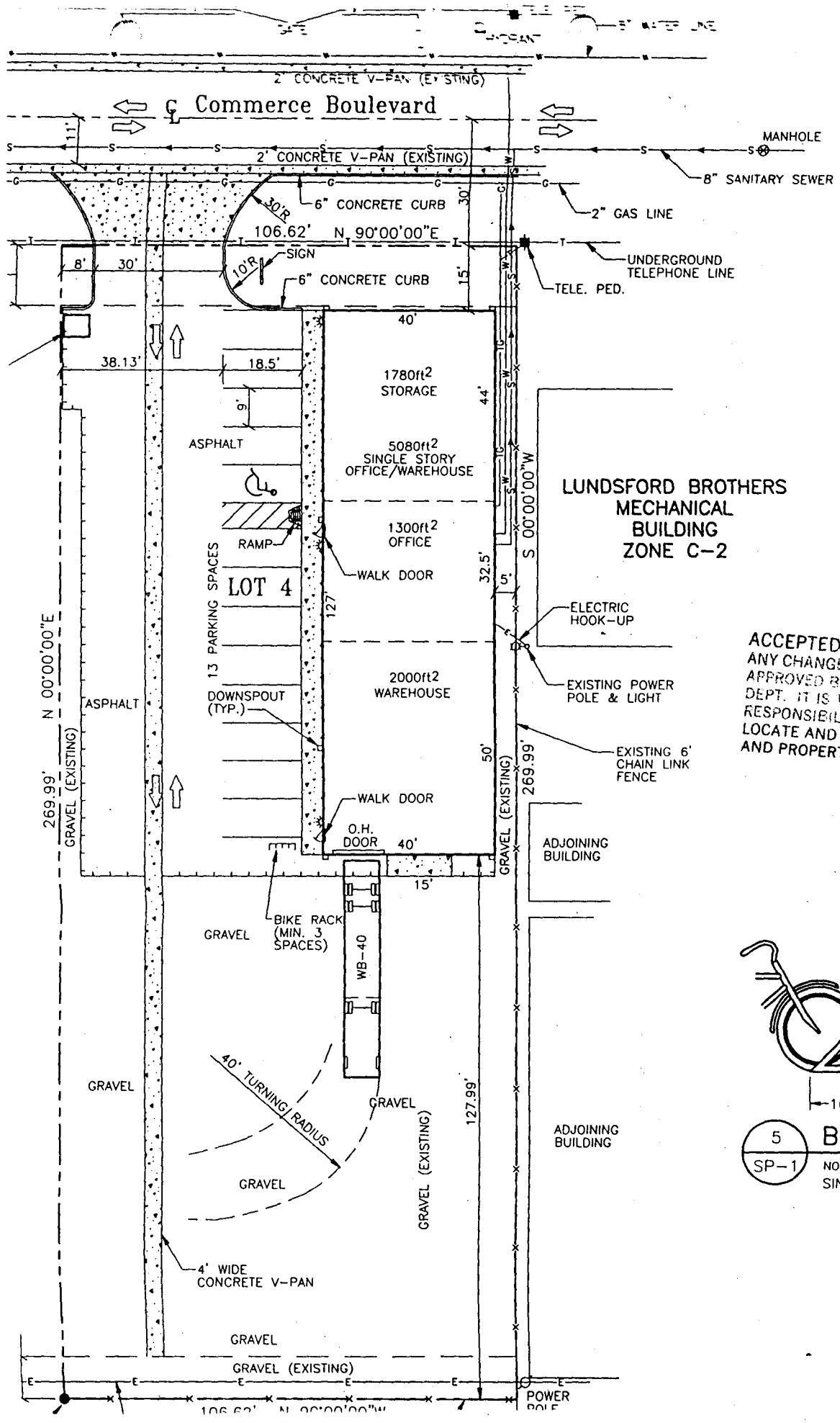
Department Approval Kristen J. Allbeck Date 6/9/98 / 7-24-98

Additional water and/or sewer tap fee(s) are required: YES ✓ NO        W/O No. 11477

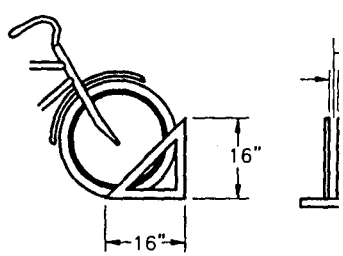
Utility Accounting        Date 7/24/98

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)



ACCEPTED *KKA 6/9/98*  
 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.



5 BICYCLE RACK  
 SP-1 NOT TO SCALE  
 SINGLE ROW RACK-5