

Planning \$ <u> </u>	Drainage \$ <u> </u>
TCP \$ <u>Pd w/Lot 1</u>	School Impact \$ <u> </u>



BLDG PERMIT NO. <u>69286</u>
FILE # <u>SPR-96-223</u>

PLANNING CLEARANCE

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

File Copy

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2473 Commerce Blvd Lot 1- Phase 2 TAX SCHEDULE NO. 2945-091-00-~~083~~ 17-001

SUBDIVISION Gamble Comm. Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4000

FILING BLK LOT 1 SQ. FT. OF EXISTING BLDG(S) 4000 (Ph. 1)

OWNER Mark Gamble NO. OF DWELLING UNITS: BEFORE AFTER

ADDRESS 2473 Commerce Blvd CONSTRUCTION

TELEPHONE 242-5248 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

CONSTRUCTION

APPLICANT USE OF ALL EXISTING BLDGS office/warehouse

ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: Phase 2 of existing bldg.

TELEPHONE

✓ 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) or from center of ROW, whichever is greater

SIDE: from PL REAR: from PL PARKING REQUIREMENT: As per plan

SPECIAL CONDITIONS: retention pond completed w/ Phase 1

MAXIMUM HEIGHT CENSUS TRACT 9 TRAFFIC ZONE 97 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 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 [Signature] Date 3/17/99

Department Approval Ronnie Edwards Date 3/17/99

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>acct # 14233 8935</u>
Utility Accounting <u>[Signature]</u>			Date <u>3-17-99</u>

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

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