

Planning \$ Pd.	Drainage \$ <u>2,400.00</u>
TCP \$1,234.00	School Impact \$ -

BLDG PERMIT NO. <u>71479</u>
FILE # <u>SPR-1999-098</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

COPY original in file 2477

(Signature)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2477 COMMERCIAL BLVD
 SUBDIVISION GAMBLE
 FILING _____ BLK _____ LOT 3
 OWNER Donald/MARILYN HOLLINGSHEAD
 ADDRESS 629 BRASMAN CIRCLE
 TELEPHONE 241-6829
 APPLICANT PAT PORTICE
 ADDRESS 1840 N. 12th ST.
 TELEPHONE 241-2822

TAX SCHEDULE NO. 2945-091-17-003
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4100
 SQ. FT OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS None
 DESCRIPTION OF WORK & INTENDED USE: NEW OFFICE/WAREHOUSE

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
 SETBACKS: FRONT: - from Property Line (PL) or 25' from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES -

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 11
 SPECIAL CONDITIONS: NONE
 CENSUS TRACT 9 TRAFFIC ZONE 10 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 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).

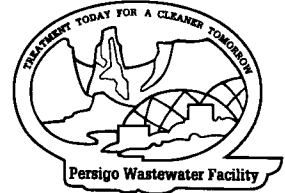
Applicant's Signature: [Signature]
 Department Approval: [Signature]

Date 3/17/99
 Date May 27, 1999

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>12316</u>
Utility Accounting <u>Thommy Beusley</u>			Date <u>6/11/99</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)



GH

City of Grand Junction
Industrial Pretreatment Program
2145 River Road
Grand Junction, CO 81505

Bob Lee
Mesa County Building Department
P.O. Box 20000
Grand Junction, CO 81502

August 19, 1999

Dear Mr. Lee,

An Industrial Pretreatment Application has been submitted to this office by Dave Seger, owner of Canyon Rock 4WD Center, to be located at 573 S. Commercial Dr. #3 in Grand Junction. Based on the information provided, there are no pretreatment requirements for this facility. If you need more information, please call at 244-1489.

no change in parking - no. planning clearance needed. RGE

Sincerely,

Catherine Crabb
Assistant Pretreatment Coordinator

2995-102-23-001

cc: Trent Prall, Utility Engineer, City of Grand Junction
Senta Costello, Community Development

Under "C" is for Commercial Dr.