

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**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2473 Commence Blvd  
Lot 1 - Phase 2

SUBDIVISION Gamble Comm Sub.

FILING        BLK        LOT 1

OWNER Mark Gamble

ADDRESS 2473 Commence Blvd

TELEPHONE 242-5248

APPLICANT       

ADDRESS Same

TELEPHONE       

TAX SCHEDULE NO. 2945-091-~~00~~-~~005~~ 17-001

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4000

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

NO. OF DWELLING UNITS: BEFORE        AFTER       

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

CONSTRUCTION

USE OF ALL EXISTING BLDGS office/warehouse

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

**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        from center of ROW, whichever is greater

SIDE:        from PL REAR:        from PL

MAXIMUM HEIGHT       

MAXIMUM COVERAGE OF LOT BY STRUCTURES       

LANDSCAPING/SCREENING REQUIRED: YES  NO

PARKING REQUIREMENT: As per plan

SPECIAL CONDITIONS: retention pond completed w/ Phase 1

CENSUS TRACT 9 TRAFFIC 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 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/D 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) (Goldend: Utility Accounting)