

Planning \$ Pd.	Drainage \$
TCP \$ NONE	School Impact \$ N/A

BLDG PERMIT NO. 72099
FILE # SPR-1999-215

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 1551 1547 Independent Ave
 SUBDIVISION W. Independent Minor Sub
 FILING _____ BLK _____ LOT 2
 OWNER McCallum Family LLC
 ADDRESS 570 S. Westgate
 TELEPHONE 970/243-4642
 APPLICANT Chris McCallum / TPI
 ADDRESS 570 S. Westgate
 TELEPHONE 970/243-4642

TAX SCHEDULE NO. 2945-103-40-002
~~2945-103-00-078~~
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4000 ft²
 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 NA
 DESCRIPTION OF WORK & INTENDED USE: Office / Warehouse for construction business

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

ONE 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: per plan - 8 spaces
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 9 TRAFFIC ZONE 11 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 Stephen McCallum Date 10/14/99
 Department Approval Levi U. Bonar Date October 14, 1999

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Less than 20 Emp</u>
Utility Accounting <u>CP Marshall Cole</u>	Date <u>10/14/99</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)