

Planning \$ 10.00 0	Drainage \$ 6,300.32
TCP \$ 1,532.00	School Impact \$ 0

BLDG PERMIT NO. 72974
FILE # SPR-1999-209

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 2316 Interstate Ave
 SUBDIVISION Interstate Commercial Park
 FILING _____ BLK 1 LOT 6 + 7
 OWNER Dennis Lamb
 ADDRESS 2308 Interstate Ave
 TELEPHONE 245-3400
 APPLICANT Dennis Lamb
 ADDRESS 2308 Interstate Ave
 TELEPHONE 245-3400

TAX SCHEDULE NO. 2701-323-02-~~006~~ 007
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5000
 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/shop for commercial
equipment rental

✓ 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 I-1
 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 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES -

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 13 spaces
 SPECIAL CONDITIONS: Sign permit required, fence permit required, landscaping required.
 CENSUS TRACT 16 TRAFFIC ZONE 6 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.

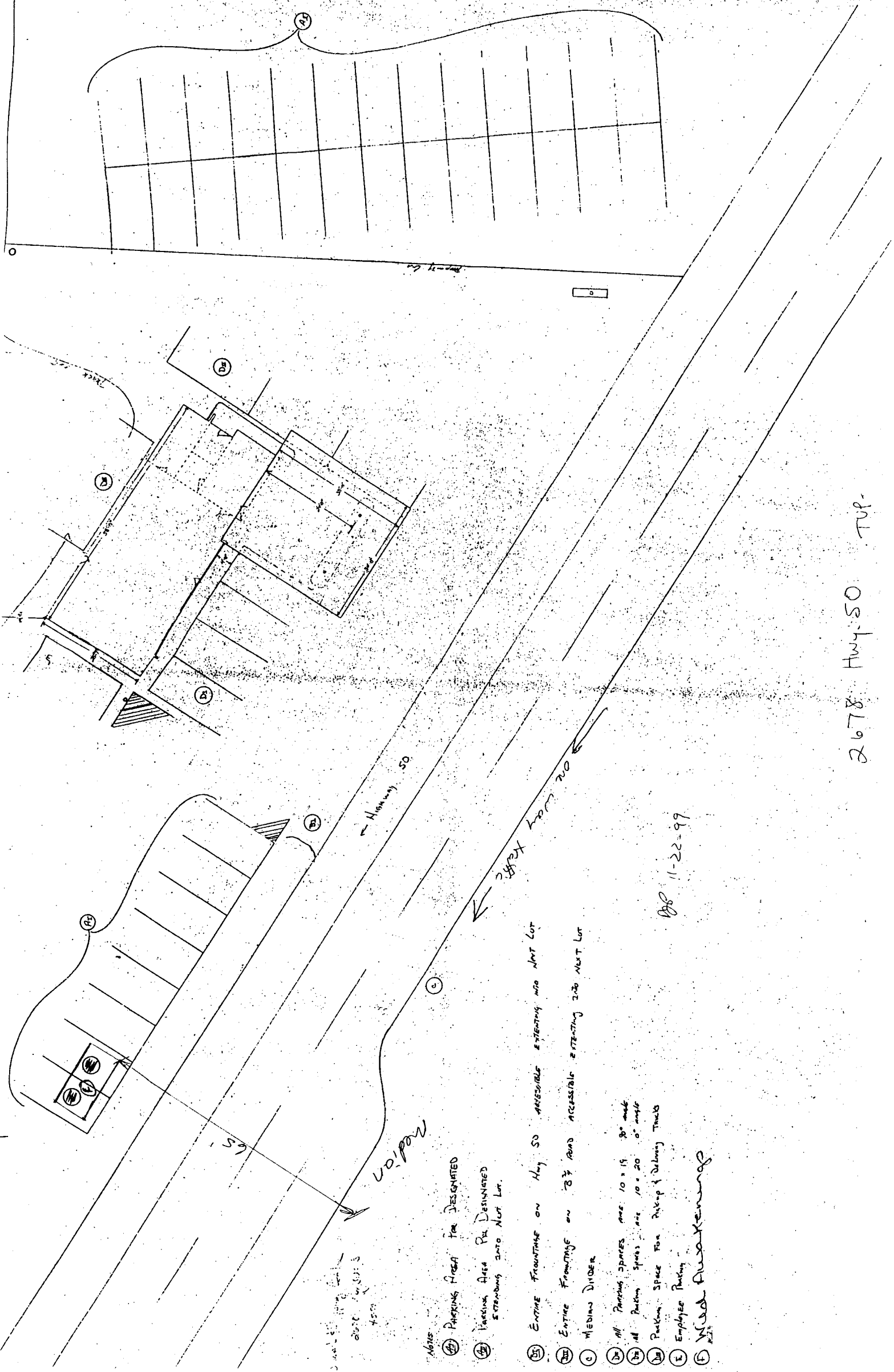
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 10-11-99
 Department Approval [Signature] Date 10-11-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12715</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-22-99</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)



2010 4/21/03
4500

Notes

(A) Parking Area For Designated

(B) Parking Area For Designated
Extending into Next Lot.

(C) ENTIRE FRONTAGE ON Hwy 50 ACCESSIBLE EXTENDING INTO NEXT LOT

(D) ENTIRE FRONTAGE ON 7 1/2 AWD ACCESSIBLE EXTENDING INTO NEXT LOT

(E) MEDIAN UNDER

(F) All Parking Spaces are 10 x 14 30' wide

(G) All Parking Spaces are 10 x 20 0' wide

(H) Parking Space For Pickup & Delivery Trucks

(I) Employee Parking

(J) Wheel Accessible

11-22-99

2678 Hwy 50 Twp.