

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>21814</u>
FILE #

*no site plan req'd*

### 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 <u>850 South Ave</u>	TAX SCHEDULE NO. <u>2945-144-40-010</u>
SUBDIVISION <u>City</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>—</u>
FILING <u>—</u> BLK <u>151</u> LOT <u>17, 18</u>	SQ. FT. OF EXISTING BLDG(S) <u>10,000 #</u>
OWNER <u>Alan Benson</u>	NO. OF DWELLING UNITS: BEFORE <u>—</u> AFTER <u>—</u> CONSTRUCTION
ADDRESS <u>781 Jade Lane</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION
TELEPHONE <u>241-5363</u>	USE OF ALL EXISTING BLDGS <u>previous tire &amp; textile</u>
APPLICANT <u>Top Two Performance</u>	DESCRIPTION OF WORK & INTENDED USE: <u>machine shop -</u>
ADDRESS <u>850 South Ave.</u>	<u>no auto storage at this</u>
TELEPHONE <u>241-7854</u>	<u>location.</u>

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

NE <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>—</u> NO <u>—</u>
SETBACKS: FRONT: <u>—</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>(no change)</u>
SIDE: <u>—</u> from PL REAR: <u>—</u> from PL	SPECIAL CONDITIONS: <u>interior only (5,000 #)</u>
MAXIMUM HEIGHT <u>—</u>	
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>—</u>	CENSUS TRACT <u>8</u> TRAFFIC ZONE <u>44</u> ANNEX <u>—</u>

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 <u>[Signature]</u>	Date <u>8/31/99</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>8/31/99</u>

Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/31/99</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)

October 26, 1999

Mr. Bob Lee  
Mesa County Building Dept.  
PO Box 20000  
Grand Junction, CO 81502

Dear Mr. Lee:

Based on the information submitted to this office, Top End Performance, located at 850 South Avenue, will not be required to install any pretreatment equipment. This facility will not discharge process wastewater.

If additional information is needed, please contact me at 244-1489.

Sincerely,

Daniel Tonello  
Pretreatment Coordinator

cc: Trent Prall, Utility Engineer, City of Grand Junction  
Senta Costello, Community Development  
Vance Wilson, Top End Performance