

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>70284</u>
FILE #

### 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 2481 Commerce Blvd. TAX SCHEDULE NO. 2945091-04-003  
SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
OWNER Luxford Brothers MECL NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
ADDRESS 2481 Commerce Blvd CONSTRUCTION  
TELEPHONE 242 5790 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
APPLICANT Welch McClure USE OF ALL EXISTING BLDGS Mechanical Shop  
ADDRESS 2510 So Broadway GI co DESCRIPTION OF WORK & INTENDED USE: add Receiving shed  
TELEPHONE 245-2938  
✓ 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 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO   
SETBACKS: FRONT: 15' from Property Line (PL) or \_\_\_\_\_  
from center of ROW, whichever is greater  
SIDE: 0 from PL REAR: 10' from PL PARKING REQUIREMENT: N/A  
MAXIMUM HEIGHT ~~40'~~ 40' SPECIAL CONDITIONS: \_\_\_\_\_  
MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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 Welch McClure Date 8/14/00  
Department Approval Jui V. Bowen Date 8-14-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no use</u>
Utility Accounting <u>D. Vanover</u>			Date <u>8-14-00</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)

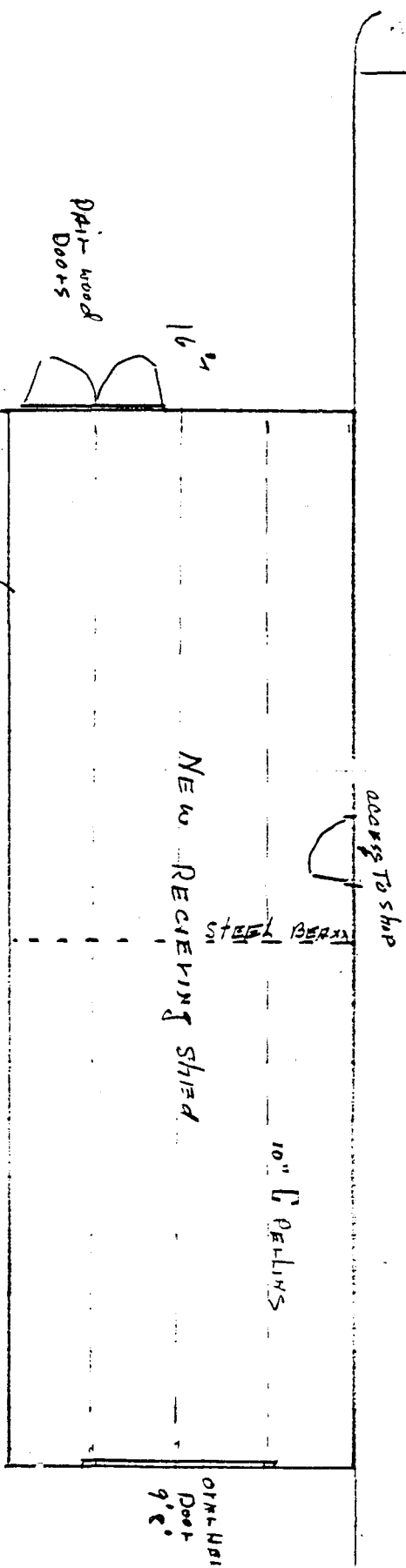
ACCEPTED *J. V. Brown*  
ANY CHANGE OF CONTRACTS SHALL BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

ASSESSOR COPY

Kushfolds Mechanical  
Shop 2481  
Commerce  
Blvd  
81505

→ N

5 Existing Bldg



PROPERTY LINE

4' - 50' -

OTHER USE  
DOOR  
9' x 9'