

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

(1)

BLDG PERMIT NO.
FILE # <u>COU-2000-07.02</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 2379 G Road
SUBDIVISION NA
FILING _____ BLK _____ LOT _____
OWNER Tim Stubbs
ADDRESS 415 S. 3rd St.
TELEPHONE 243-7622
APPLICANT As above
ADDRESS _____
TELEPHONE _____

TAX SCHEDULE NO. 2945-051-00-068
SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA
SQ. FT. OF EXISTING BLDG(S) 4000
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS Office/Warehouse
DESCRIPTION OF WORK & INTENDED USE:
Change of use to Office/Warehouse
for Elite Home Products

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 45' 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 X
PARKING REQUIREMENT: existing 6 spaces
SPECIAL CONDITIONS: n/a
CENSUS TRACT 9 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 X Timothy Stubbs
Department Approval Patricia P. J.

Date 2/10/00
Date 3-13-00

Additional water and/or sewer tap fees are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>4/27/00</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)