

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ 1,466.00	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>79914</u>
FILE # <u>SPB-2001-050</u>

(D)

1/2 Street Improvements
\$5,000

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

Account #
207-61314-43991

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 578 - 25 Road

TAX SCHEDULE NO. 2945 - 102 - 00 - 157

SUBDIVISION NA

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000 ft²

FILING _____ BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) DATA

OWNER Glade Park Aviation LLC

NO. OF DWELLING UNITS: BEFORE MAY 15 2001 AFTER _____

ADDRESS 1551 Independent Ave.

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER _____

TELEPHONE (970) 243-4642

USE OF ALL EXISTING BLDGS Vacant - to be removed

APPLICANT Chris McCallum / TPI

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 1551 Independent Ave

Remove existing house and construct

TELEPHONE (970) 243-4642

new building for wholesale sales 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

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: 5 spaces

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: Built as approved on

MAXIMUM COVERAGE OF LOT BY STRUCTURES 20 FAR

Site Plan, Landscaping Plan

CENSUS TRACT 4 TRAFFIC ZONE 10 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 Chris McCallum

Date 5/2/01

Department Approval Patricia Pat

Date 5/2/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>60327-8997</u>
Utility Accounting	<u>Li Bensley</u>		Date <u>5/15/01</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)