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|-------------------------|-----------------------------|
| Planning \$ <u>Paid</u> | Drainage \$ <u>NONE</u> |
| TCP \$ <u>NONE</u> | School Impact \$ <u>N/A</u> |

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|----------------------------|
| BLDG PERMIT NO. |
| FILE # <u>SPR-1999-260</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 628 25 Road

SUBDIVISION GILMORE SUB.

FILING _____ BLK _____ LOT 2

OWNER Poma of America, Inc

ADDRESS 2510 Foresight Circle, GJ
8905

TELEPHONE 970 241-4442

APPLICANT Same

ADDRESS Same

TELEPHONE Same

TAX SCHEDULE NO. 2945-033-38-002

SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

SQ. FT. OF EXISTING BLDG(S) NA

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
CONSTRUCTION

USE OF ALL EXISTING BLDGS NA

DESCRIPTION OF WORK & INTENDED USE: _____
Storage Yard
NO STRUCTURES / GRAVELING SITE

✓ 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 PI

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT N/A

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: 0

SPECIAL CONDITIONS: provide volume certification for retention basin. Fence permit required prior to installation.

CENSUS TRACT 10 TRAFFIC ZONE 24 ANNEX _____

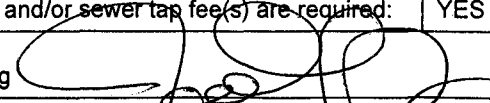
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 D. Hines, Thompson - Crawford Date 11/8/99

Department Approval Jean U. Bowen Date Jan. 9, 2001

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|--|---|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>N/A</u> |
| Utility Accounting |  | | Date <u>1/10/01</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)