

Planning \$ <u>0</u>	Drainage <u>4511.93</u>
TCP \$ <u>6380.00</u>	School Impact \$ <u>0</u>

AC

BUILDING PERMIT NO. <u>82901</u>
FILE # <u>SPR-2001-171</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 3165 D Road
SUBDIVISION Pipe Trades Commercial Park
FILING _____ BLK _____ LOT 3
OWNER Pipe Trades Commercial Center Inc.
ADDRESS 3165 D Road
TELEPHONE 245-2012
APPLICANT Mat Burtis / WA Local #145
ADDRESS 3165 D Road
TELEPHONE 245-2012

TAX SCHEDULE NO. 2943-221-00-092
SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15,000
SQ. FT. OF EXISTING BLDG(S) 0
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
CONSTRUCTION
USE OF ALL EXISTING BLDGS NA

DESCRIPTION OF WORK & INTENDED USE:
Construct new offices and training center - 2 BLDGS - 15,000 sq ft

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2
SETBACKS: FRONT: 15 from Property Line (PL) or
from center of ROW, whichever is greater
SIDE: 0 from PL REAR: 10 from PL
MAXIMUM HEIGHT 40
MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

LANDSCAPING/SCREENING REQUIRED: YES NO _____
PARKING REQUIREMENT: per plan
SPECIAL CONDITIONS: SPR-2001-171
CENSUS TRACT 12 TRAFFIC ZONE 74 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 Matthew D. Burtis Date 8-13-01
Department Approval Pat Ceil Date 12/21/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14464</u>
Utility Accounting <u>[Signature]</u>			Date <u>12/31/01</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)