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|-------------------------|---------------------------|
| Planning \$ <u>Paid</u> | Drainage \$ <u>—</u> |
| TCP \$ <u>3,742.00</u> | School Impact \$ <u>—</u> |

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|------------------------------|
| BLDG PERMIT NO. <u>80625</u> |
| FILE # <u>SS-2001-109</u> |

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

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THIS SECTION TO BE COMPLETED BY APPLICANT

| | |
|--|--|
| BUILDING ADDRESS <u>2326 Interstate Ave</u> | TAX SCHEDULE NO. <u>2326-323-02-012+011</u> |
| SUBDIVISION _____ | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>8,550 SF</u> |
| FILING _____ BLK _____ LOT _____ | SQ. FT OF EXISTING BLDG(S) <u>0</u> |
| OWNER <u>WCJD, LLC</u> | NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>1</u> |
| ADDRESS <u>629 24 rd</u> | CONSTRUCTION _____ |
| TELEPHONE <u>241-5566</u> | NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u> |
| APPLICANT <u>Myron Barker</u> | CONSTRUCTION _____ |
| ADDRESS <u>MJB CONSTRUCTION</u> | USE OF ALL EXISTING BLDGS _____ |
| TELEPHONE <u>4344 Kannah creek</u> | DESCRIPTION OF WORK & INTENDED USE: <u>New</u> |
| TELEPHONE <u>243-6889</u> | <u>farm implement dealership, sitework,</u> |
| ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. | <u>UTILITIES, Landscaping</u> |

7700 sq ft
 net use
 prev. use
 1994

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

| | |
|--|--|
| ZONE <u>I-1</u> | LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ |
| SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater | PARKING REQUIREMENT: <u>14 + 1 H.C.</u> |
| SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL <u>and per plan</u> | SPECIAL CONDITIONS: <u>sand/oil interceptor req.</u> |
| MAXIMUM HEIGHT <u>40'</u> | <u>w/2 compartments min. capacity - 240 gallons.</u> |
| MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ | 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).

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|---|---------------------------|
| Applicant's Signature <u>Myron Barker</u> | Date <u>7-16-01</u> |
| Department Approval <u>Lou V. Bowen</u> | Date <u>July 17, 2001</u> |

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|--|---------------------|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>O. Tanavel</u> | Date <u>7-17-01</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)