

Planning \$ <u>PJ W/SPR</u>	Drainage \$ <u>NA</u>
TCP \$ <u>243.75 Pd</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>2125</u>
FILE # <u>SPR-2001-118</u>

Receipt #14660  
 Completion date 3-1-02  
 32478-9044

### PLANNING CLEARANCE

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

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2464 PATTERSON  
 SUBDIVISION CLM MINOR  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2  
 OWNER DAVE & ROBIN MAUGH  
 ADDRESS 3363 NORWALK ST.  
 TELEPHONE 242-7540  
 APPLICANT ROBIN MAUGH  
 ADDRESS 3363 NORWALK ST.  
 TELEPHONE 242-7540

TAX SCHEDULE NO. 2945-044-10-002  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9,000  
 SQ. FT OF EXISTING BLDG(S) \_\_\_\_\_  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS(2) 1,600 SF STORAGE  
 (119,000 SF < 6,300 COMMERCIAL / 2,700 RETAIL)  
 DESCRIPTION OF WORK & INTENDED USE:  
CONSTRUCT NEW BUILDINGS - AS DETAILED  
ABOUT

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-1  
 SETBACKS: FRONT: 15 from Property Line (PL) or N/A from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 10 from PL  
 MAXIMUM HEIGHT 40'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_  
 PARKING REQUIREMENT: Per Plan  
 SPECIAL CONDITIONS: No C.O. until all improvements completed or DIA executed  
 CENSUS TRACT 9 TRAFFIC ZONE 4 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 Robin Maugh Date 8/6/01  
 Department Approval Kristen Z... Date 8/6/01

EXISTING 1 EQ SUFFICIENT FOR PROPOSED USE ACTIVATE ACCT ON  
 Additional water and/or sewer tap fee(s) are required: YES NO  W/O No. N/A  
 Utility Accounting [Signature] Date 8/6/01

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)