

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>1400⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>82532</u>
FILE # <u>SPR-2001-236</u>

PLANNING CLEARANCE

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

AC

14187-8902

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 573 25 Road

SUBDIVISION NA

FILING — BLK — LOT —

OWNER Lynn & Carol Robison

ADDRESS 2203 Mockingbird Ct. 81503

TELEPHONE 970/242-1571

APPLICANT Mays Concrete/Glenn Kimbrough

ADDRESS 2399 River Road 81505

TELEPHONE 243-5669

TAX SCHEDULE NO. 2945-091-00-114

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4000

SQ. FT. OF EXISTING BLDG(S) 4000

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
CONSTRUCTION

USE OF ALL EXISTING BLDGS Applied Industrial Technologies
low volume retail

DESCRIPTION OF WORK & INTENDED USE:
Add 4000 ft² addition to existing
 building - OFFICE/WAREHOUSE

✓ 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

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 20% FAR

**EXISTING LEQU SUFFICIENT
 LESS THAN 20 EMP TOTAL**

LANDSCAPING/SCREENING REQUIRED: YES X NO —

PARKING REQUIREMENT: 16

SPECIAL CONDITIONS: —

CENSUS TRACT 9 TRAFFIC ZONE 97 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 *[Signature]* Date 11/16/01

Department Approval *[Signature]* Date 11/7/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	Permit # <u>8902</u> W/O No. _____ Date <u>11/7/02</u>
Utility Accounting <u><i>[Signature]</i></u> / KE			

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)