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|------------------------------------|---------------------------|
| Planning \$ <u>10⁰⁰</u> | Drainage \$ <u>0</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

| |
|-----------------------------|
| BLDG PERMIT NO. |
| FILE # <u>SPR-2000-248a</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 2350 G Road

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Blue Stone Real Estate LLC

ADDRESS 2350 G Rd

TELEPHONE 255-8853

APPLICANT Loren Emil

ADDRESS 2350 G Rd

TELEPHONE 255 8853

TAX SCHEDULE NO. 2701-323-00-058

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x60

SQ. FT OF EXISTING BLDG(S) 20,000 #

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

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

USE OF ALL EXISTING BLDGS Manuf. Bldg

DESCRIPTION OF WORK & INTENDED USE:
Temp Office Trailer

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE I-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 200% FAR

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: 6 mo. Maximum

CENSUS TRACT 9 TRAFFIC ZONE 6 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 _____

Department Approval [Signature]

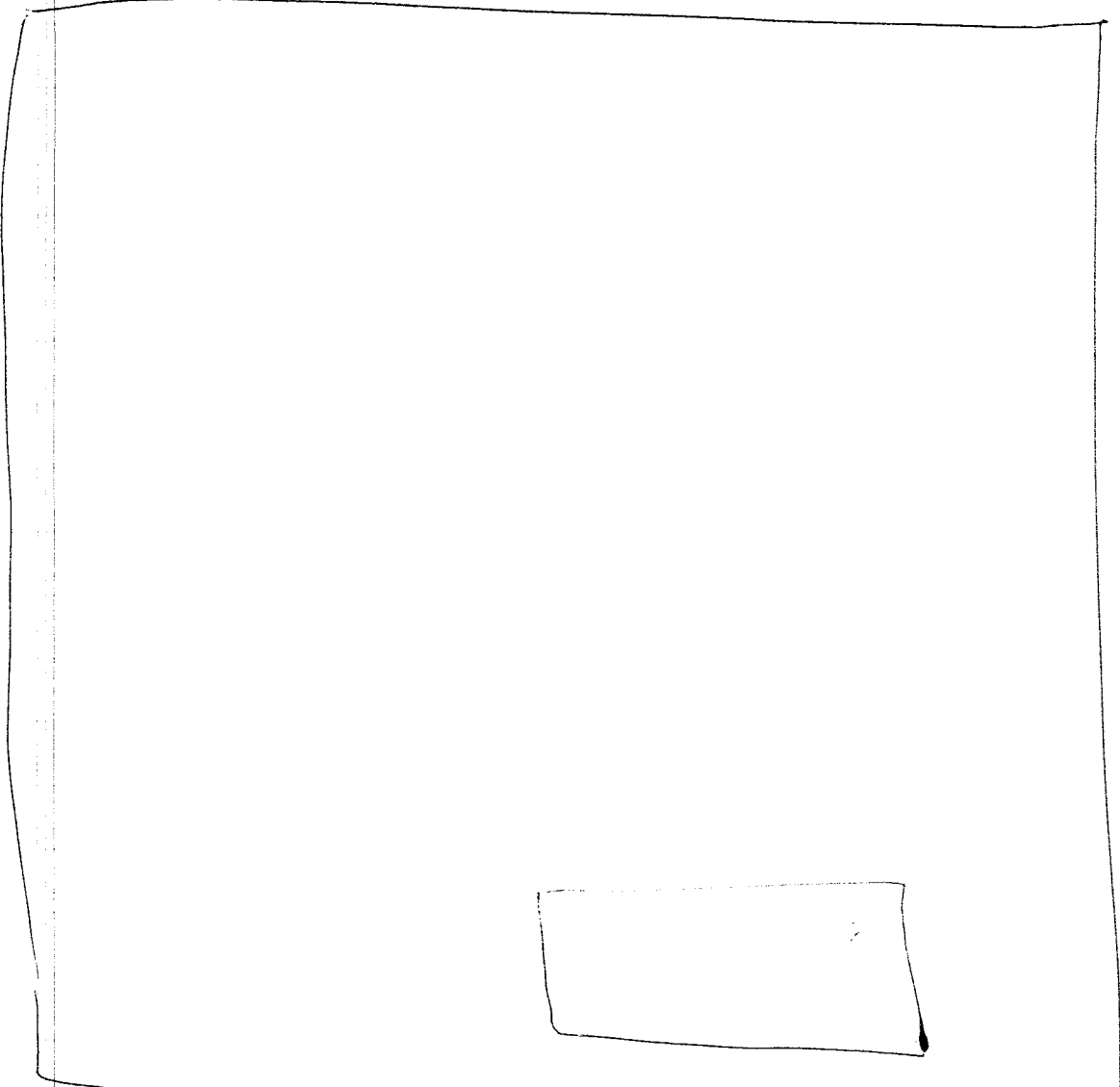
Date 8/27/02

Date 8/27/02

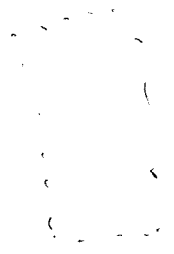
| | | | |
|--|-------|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting | _____ | | Date <u>8/27/02</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Temp. for memo.
ACCEPTED SIC 8/27/02
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



G Road