

Planning \$ <u>Pd.</u>	Drainage \$ <u>308.50 pd</u>
TCP \$ <u>302 pd</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>84142</u>
FILE # <u>ANX-2002-014</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 2981 Gunnison Ave.
 SUBDIVISION Banner Industrial Park
 FILING _____ BLK 1 LOT 4

TAX SCHEDULE NO. ~~2943-171-07-004~~ 2943-171-07-004
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 SF
 SQ. FT. OF EXISTING BLDG(S) None

OWNER Daniel Gunn
 ADDRESS 656 Aldrea Ct. 81526
 TELEPHONE (970) 260-4571

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS APR 08 2002

APPLICANT Colorado Civil Technologies
 ADDRESS 303 North Ave. G.J., CO 81501
 TELEPHONE (970) 244-8703

DESCRIPTION OF WORK & INTENDED USE: Electric generator service and repair

✓ 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 I-1
 SETBACKS: FRONT: 15' from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 5' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 2 FAR

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 4
 SPECIAL CONDITIONS: Per plan.
 CENSUS TRACT 8 TRAFFIC ZONE 56 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 Daniel Gunn Date 12/10/01
 Department Approval Justin Costello Date 3-18-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14733</u>
Utility Accounting <u>P. Bensley</u>	Date <u>4/8/02</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)