

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>969.90</u>	School Impact \$ <u>0</u>

G PERMIT NO. <u>87582</u>
FILE # <u>SPR-2002-207</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 2858 NAVIGATORS WAY TAX SCHEDULE NO. 2705-3.2.00-941

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 13250

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0

OWNER PARKERSON HANGER LLC NO. OF DWELLING UNITS: BEFORE _____ AFTER _____

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2

CONSTRUCTION

TELEPHONE 242 8134 USE OF ALL EXISTING BLDGS _____

APPLICANT JIM COX DESCRIPTION OF WORK & INTENDED USE: CONSTRUCTION

of STORAGE HANGERS AND OFFICE

ADDRESS 517 DOLE CT

RETAIN SPACE 7 UNITS NEIGHBORHOOD

TELEPHONE 250 0463

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

IMPACT OF 1 EOW TO BUILDING

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PAD LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

PARKING REQUIREMENT: _____

SIDE: _____ from PL REAR: _____ from PL SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT _____

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).

Applicant's Signature [Signature] Date 10-10-02

Department Approval [Signature] Date Dec. 13, 2002

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15572</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/17/02</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)