

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

(10)

BLDG PERMIT NO. <u>80947</u>
FILE # <u>SPR 2001-171</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 3168 Pipe Court TAX SCHEDULE NO. 2943-221-00-092
 SUBDIVISION Pipe Trades Commercial Parks SQ. FT. OF PROPOSED BLDG(S)/ADDITION 440
 FILING 1 BLK 1 LOT 3 SQ. FT OF EXISTING BLDG(S) 0
 OWNER Pipe Trades Educational Center, Inc NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 ADDRESS 3168 Pipe Court CONSTRUCTION
 TELEPHONE 970-245-2012 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
 APPLICANT Mathew Burtis / Pipe Trades Educational Center USE OF ALL EXISTING BLDGS N/A
 ADDRESS 3168 Pipe Court, ST DESCRIPTION OF WORK & INTENDED USE: Temporary Construction Trailer
 TELEPHONE 970-245-2012

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.
NOT Hooked to sewer per Mathew

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 LANDSCAPING/SCREENING REQUIRED: YES NO
 SETBACKS: FRONT: 15' from Property Line (PL) or 0' from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL PARKING REQUIREMENT: _____
 MAXIMUM HEIGHT 40' ~~35'~~ SPECIAL CONDITIONS: _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A 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.

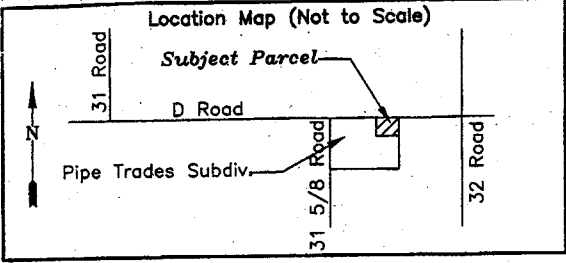
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Mathew Burtis Date 10/30/02
 Department Approval Pat Cent Date 10/30/02

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Marshall Cole</u>			Date <u>10/30/02</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)



10/30/02
C. Lynn Gibson
ACCEPTED
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

