

Planning \$ <u>Pdwl App</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

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CG PERMIT NO. <u>None</u>
FILE # <u>CUP-2002-113</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 2301 River Road

SUBDIVISION —

FILING — BLK — LOT —

OWNER John Schmahl

ADDRESS 2301 River Road

TELEPHONE 242-8046

APPLICANT Grand Junction Pipe & Supply Co.

ADDRESS P.O. Box 1849
Grand Junction, CO 81502

TELEPHONE 970-243-4604

TAX SCHEDULE NO. 2945-064-00-031, 033, 034
2945-061-00-038

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

SQ. FT. OF EXISTING BLDG(S) 1500

NO. OF DWELLING UNITS: BEFORE 1 AFTER 0
 CONSTRUCTION

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

USE OF ALL EXISTING BLDGS Dwelling & Shop

DESCRIPTION OF WORK & INTENDED USE: Gravel extraction & processing
Dwelling is not occupied
No sewer connection

✓ 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 CSR ? I-2

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 15' from Property Line (PL) or — from center of ROW, whichever is greater

PARKING REQUIREMENT: Not improved

SIDE: 0-1-2 from PL REAR: 10 from PL

SPECIAL CONDITIONS: Per Approval

MAXIMUM HEIGHT 5-CSR 40'-I-2 / 65'-CSR

MAXIMUM COVERAGE OF LOT BY STRUCTURES I-2 3FAR CSR 1FAR CENSUS TRACT 9 TRAFFIC ZONE 8 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 4-24-2002

Department Approval [Signature] Date 10/13/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No sewer extract gravel only
Utility Accounting	<u>Marshall Cole</u>		Date <u>11/19/02</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)