

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

BLDG PERMIT NO. <u>84534</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1440 WINTERS AVE
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-242-12-014
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 96
 SQ. FT. OF EXISTING BLDG(S) 213,520

OWNER LUXURY WHEELS
 ADDRESS 1440 WINTERS AVE.
 TELEPHONE 970-242-2001

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

APPLICANT ALAN KOOS / DAVID HAJDUK
 ADDRESS 2050 WRANGLER CT
 TELEPHONE 970-234-3400

USE OF ALL EXISTING BLDGS Manufacturing, office, warehouse
 DESCRIPTION OF WORK & INTENDED USE: CINDER BLOCK CONSTRUCTION, SAMPLING POINT FOR PERSIGO WWTTP

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-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 N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: 25 parking available
 SPECIAL CONDITIONS: on the side next to 15th St.
 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 5/17/02
 Department Approval [Signature] Date 5/21/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>5/21/02</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)

existing open space

Existing Office Area
2000 APPX

8x12'

WASTEWATER
SAMPLING
POINT

5/21/02
C. Jay Rubin
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

exist. H-2 Occupancy (approx.
240 s.f.) w/ 2-hour fire-rated
Occupancy Separation

Existing B-2 Occupancy
(approx. 5,395 s.f.)
In Type II, One-Hour Construction

Existing H-2 Occupa
(approx. 4,355 s.f.)
in Type II, One-Hour Con

EXISTING YARD

exist. sewer line, approx.
location, in a 15' easement

exist. 4-hour Area Separation Wall
w/ 3-hour fire-rated doors

existing fence

PROPOSED 18' X 85' ADDITION
B-2 Occupancy, minimum Type III Construction