

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

G PERMIT NO. <u>89589</u>
FILE # <u>MS P 2003-071</u>

## PLANNING CLEARANCE

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

76032-42775

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 783 22 ROAD  
 SUBDIVISION VALLEY WEST  
 FILING 2 BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2697-361-02-008  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400  
 SQ. FT. OF EXISTING BLDG(S) 9600

OWNER WEST VALLEY DEV  
 ADDRESS 1111 S. 12<sup>TH</sup> ST 81501

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3  
 CONSTRUCTION

TELEPHONE 243-1242

USE OF ALL EXISTING BLDGS OFFICE/HOP/STORAGE

APPLICANT ROB ROWLANDS

DESCRIPTION OF WORK & INTENDED USE: MTL. BLDG

ADDRESS 917 MAIN ST

ADDITION TO HOUSE OIL DRUMS

TELEPHONE 241-1903

✓ 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

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO

SETBACKS: FRONT: N/A from Property Line (PL) or  
N/A from center of ROW, whichever is greater  
 SIDE: N/A from PL REAR: N/A from PL

PARKING REQUIREMENT: N/A

MAXIMUM HEIGHT N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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 4/12/03

Department Approval [Signature]

Date 5/19/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>[Signature]</u>			Date <u>5-19-03</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)