


Planning \$ <u>Paid</u>	Drainag 
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

PERMIT NO.
FILE # <u>SPR-2003-047</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 2216 South Broadway

SUBDIVISION pumphouse sub.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

OWNER Redlands Water & Power Co.

ADDRESS 2148 Broadway, B-5

TELEPHONE 970-243-2173

APPLICANT Sun King Mgmt. Corp.

ADDRESS P.O. Box 3299 Grand Jct. 81502

TELEPHONE 970-245-9173

TAX SCHEDULE NO. 2945-182-13-948

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~4464~~ 4464

SQ. FT OF EXISTING BLDG(S) 250 sq. ft. pumphouse

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2

CONSTRUCTION

USE OF ALL EXISTING BLDGS Pump House

DESCRIPTION OF WORK & INTENDED USE: Construct interior offices and interior maint. shop

**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 P.D.

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

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

as per approved plan

MAXIMUM HEIGHT \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

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

PARKING REQUIREMENT: per plan

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

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 *Gregg Pote - President* Date 3/11/03

Department Approval *Butler* Date 11/24/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>16765</u>
Utility Accounting	<u><i>Ruthie Karver</i></u>		Date <u>11-25-03</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)