

Planning \$ <u>PL</u>	Drainage \$ <u>971.90</u>
TCP \$ <u>1073.60</u>	School Impact \$ <u>N/A</u>

JG PERMIT NO. <u>88687</u>
FILE # <u>SPR-2003-225</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

ORIGINAL
IN FILE

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2477 Commerce Blvd

TAX SCHEDULE NO. 2945-091-17-003

SUBDIVISION Gamble Sub.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4400

FILING 1 BLK LOT 3

SQ. FT OF EXISTING BLDG(S) 4362

OWNER Marilyn Hollingshead (Dale)

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 629 Buena Vista Cr. G.J. CO

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

TELEPHONE 241-6829 81505

USE OF ALL EXISTING BLDGS Office/Warehouse

APPLICANT Merlin Unruh/McGleeson Inc.

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS POB 326 G.J. CO 81502

Construct 4400 ft² warehouse addition

TELEPHONE 242-8035

✓ 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 C-2

LANDSCAPING/SCREENING REQUIRED: YES X NO *w/ existing*

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

PARKING REQUIREMENT: 13

SIDE: 0' from PL REAR: 10' from PL

SPECIAL CONDITIONS: see stamped approved plans

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 2.0 FAR 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 X / Merlin Unruh

Date 10/28/02

Department Approval Ronnie Edwards APA

Date 2/6/03 *picked up 3/18/03*

Additional water and/or sewer tap fee(s) are required:	YES	NO <u> </u>	W/O No. <u>No chg unless</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>3/19/03</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)