

Planning \$ <u>Pdwl/App</u>	Drainag <u>2518 92</u> pd
TCP \$ <u>1197⁰⁰</u> pd	School Impact \$ <u>—</u>

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PERMIT NO. <u>90174</u>
FILE # <u>55-2003-112</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 <u>584 N. Commercial Drive</u>	TAX SCHEDULE NO. <u>2945-102-14-018 & 019</u>
SUBDIVISION <u>Westgate Park</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>4675</u>
FILING _____ BLK <u>3</u> LOT <u>17 & 18</u>	SQ. FT OF EXISTING BLDG(S) <u>0</u>
OWNER <u>Johnson Family Enterprises LLLP</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>724 Birdie Drive</u>	CONSTRUCTION
TELEPHONE <u>Grand Jct. CO 81506</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
APPLICANT <u>ALCO Building/ Bob Turner</u>	CONSTRUCTION
ADDRESS <u>592 25 Road 109 B</u>	USE OF ALL EXISTING BLDGS <u>NA</u>
TELEPHONE <u>970/242-1423</u>	DESCRIPTION OF WORK & INTENDED USE: _____
<i>✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</i>	<u>Construct 4675 ft²</u>
	<u>Office / Warehouse</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>5 req'd 7 provided</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT <u>40'</u>	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	GENSUS 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 <u>W. A. Oswald</u>	Date <u>5-28-03</u>
Department Approval <u>Antonio Costello</u>	Date <u>8/20/03</u>

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>16455</u>
Utility Accounting <u>Debi Oberholser</u>	Date <u>8/20/03</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)