

Planning \$ <u>Pd.</u>	Drainage <u>\$1,510.48</u>
TCP \$ <u>\$1,100</u>	School Impact \$ <u>N/A</u>

G PERMIT NO.
FILE # <u>SPR-2003-008</u>

PLANNING CLEARANCE

ANX-2003-008

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

1510.48
1100.00
#2610.48 -
sewer \$2500.00 -

BUILDING ADDRESS 2976 Gunnison Ave

TAX SCHEDULE NO. 2943-171-07-007

SUBDIVISION Banner Industrial Park

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5000

FILING - BLK 1 LOT 7

SQ. FT. OF EXISTING BLDG(S) 0

OWNER R. R. HUBBARTT

NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
CONSTRUCTION

ADDRESS P.O. Box 1402, PALISADE, CO 81526

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE 970-464-0857

USE OF ALL EXISTING BLDGS 0

APPLICANT R. R. HUBBARTT

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS Same

Storage / body shop

TELEPHONE _____

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-1

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

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

PARKING REQUIREMENT: 7

SIDE: 6' from PL REAR: 10' from PL

SPECIAL CONDITIONS: Approval per

MAXIMUM HEIGHT 40'

signed plans - TEDS EXCEPTION APPROVED.

MAXIMUM COVERAGE OF LOT BY STRUCTURES 2.0 FAR

CENSUS TRACT _____ TRAFFIC ZONE N/A 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 R. R. Hubbardt

Date 7-1-02

Department Approval Ronnie Edwards

Date 12-14-03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO	W/O No. <u>16956</u>
Utility Accounting <u>O Vanover</u>	Date <u>1-19-04</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)