

Planning \$ <u>0</u>	Drainage \$ <u>221.00</u>
TCP \$ <u>546.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>89-197</u>
FILE # <u>SPR-2002-213</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 2868 I-70 BUSINESS LOOP TAX SCHEDULE NO. 2943-181-15-004

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1365

FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) 55,300

OWNER MARIE TIPPING / G.N. PIPE & SUPPLY NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION _____

ADDRESS 2868 I-70 BUSINESS LOOP NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 5
CONSTRUCTION _____

TELEPHONE (970) 243-4604 USE OF ALL EXISTING BLDGS OFFICES/WAREHOUSE/
MANUFACTURING

APPLICANT MARIE TIPPING DESCRIPTION OF WORK & INTENDED USE: 1365 SF

ADDRESS 2868 I-70 BUSINESS LOOP OFFICE FOR DESIGN/DRAFTING SERVICE

TELEPHONE (970) 243-4604 FOR EXISTING PERSONNEL

✓ 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 NO per plan

SETBACKS: FRONT: 15 from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: 5 from PL REAR: 10 from PL PARKING REQUIREMENT: per plan

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: SPR-2002-213

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ APPROVAL VALID TILL 6/4/03

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 Marie Tipping Date 10-9-02

Department Approval Pat Carr Date 5/30/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Prem 3796 4.8 EAW</u>
--	-----	--	---

Utility Accounting <u>Katolsberg</u>	Date <u>6/2/03</u>
--------------------------------------	--------------------

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)