

Planning \$ <u>N/A</u>	Drainage \$ <u>—</u>
TCP \$ <u>2,016</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>87859</u>
FILE # <u>SPR-2002-238</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 2263 Logos Court

SUBDIVISION 23 Road Commercial ^{II} Subdivision

FILING _____ BLK _____ LOT 1

OWNER Dale G. Cole

ADDRESS 235 N. 7th Street 81501

TELEPHONE 970/243-7711 Fax: 970/248-4605

APPLICANT Dale G. Cole

ADDRESS 235 N. 7th Street 81501

TELEPHONE 970/243-7711 Fax: 970/248-4605

TAX SCHEDULE NO. 2701-314-02-005

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14,000.00

SQ. FT OF EXISTING BLDG(S) -0-

NO. OF DWELLING UNITS: BEFORE -0- AFTER -0-
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE -0- AFTER ONE
CONSTRUCTION

USE OF ALL EXISTING BLDGS NA

DESCRIPTION OF WORK & INTENDED USE: ~~XXXXXXXXXX~~
Warehouse, Storage ~~XXXXXX~~ Space, Office

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-2

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

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

MAXIMUM HEIGHT 40' / -31.5' SHOWN

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: SEE SITE PLAN

SPECIAL CONDITIONS: N/A

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 *Dale G. Cole*

Department Approval *Scott O. Peter*

Date September 30, 2002

Date 1-31-03

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>15693</u>
Utility Accounting <u><i>Tracy Shaffer</i></u>			Date <u>1/31/03</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)

Work Orde Date: 01/31/2003 Premise Number: 0 Service Address: 2263 LOGOS COURT Name: COLE & CO BUILDERS, LLC Customer Number: 0 Address: 235 N 7TH STREET City: Grand Junction State: CO Zip Code: 81501 Telephone Number: (970) 243-7711 Service Name: Mailing Address: City: Grand Junction State: CO Zip: 81505 Telephone:	Type: SPIF Work Order #: 15693 Connection Date: 05/31/2003 Subdivision: 23 ROAD COMMERCIAL/GJWWSD F: 0 B: 0 L 1 Tax Parcel ID:: 2701-314-02-005 Water Provider:: <input type="radio"/> City <input checked="" type="radio"/> Ute <input type="radio"/> Clifton Water Rate: Sewer Provider: City Sewer Rate: S371 Special Sewer District: GJWWSD Sewer District Rate: S372 City Tras <input type="checkbox"/> Day: Billing Cycle 3024 Move In Service Order: 0 Move In Date: Init:																																				
Project Description/EQU Computation: WAREHOUSE/OFFICE LESS THAN 20 EMPLOYEES 1 EQU <div style="text-align: right;">EQU Note <input type="checkbox"/></div>																																					
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Plant Investment Fee/Acct</td> <td style="width:30%;">CSPLIF</td> <td style="width:40%; text-align: right;">\$1,000.00</td> </tr> <tr> <td>SewerDistTapFeeAcct: GJWWSD (612-904-46851)</td> <td></td> <td style="text-align: right;">\$1,000.00</td> </tr> <tr> <td colspan="3">Extension Fees (Per EQU)Name:</td> </tr> <tr> <td>Acct: 903-622331-43996-30-</td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="3">Payback Name:</td> </tr> <tr> <td>Principal Account: 902-21096</td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Interest Account: 902-21096</td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Admin Fee Account: 902-62221-43130-30</td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="3">Water Tap Size:</td> </tr> <tr> <td>Water Tap Account: 301-62110-46851-30</td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total::</td> <td style="text-align: right;">\$2,000.00</td> </tr> <tr> <td>Treasurer Receipt#:</td> <td>106417</td> <td></td> </tr> </table>	Plant Investment Fee/Acct	CSPLIF	\$1,000.00	SewerDistTapFeeAcct: GJWWSD (612-904-46851)		\$1,000.00	Extension Fees (Per EQU)Name:			Acct: 903-622331-43996-30-		\$0.00	Payback Name:			Principal Account: 902-21096		\$0.00	Interest Account: 902-21096		\$0.00	Admin Fee Account: 902-62221-43130-30		\$0.00	Water Tap Size:			Water Tap Account: 301-62110-46851-30		\$0.00	Total::		\$2,000.00	Treasurer Receipt#:	106417		MESA COUNTY BUILDING INSPECTION 750 MAIN STREET GRAND JUNCTION, CO 81501 If signed below by the owner of the property and the City of Grand Junction, the Building Department may assume sewer service is available and sewer fees have been paid. If a building permit is not obtained within 90 days of the date of this workorder when fees were paid, this approval is VOID.
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<p>VOID AFTER 05/01/2003</p> <p>PAID</p> <p>JAN 31 2003</p> <p>TS</p>																																					

CITY AUTHORIZED SIGNATURE: Tracy Shafer	OWNER / AGENT SIGNATURE:
CUSTOMER ***** NOT VALID 90 DAYS AFTER DATE OF ISSUANCE *****	PIPELINE MAINTENANCE SIGNATURE: