

Planning \$ <u>PR</u>	Drainage \$ <u>0</u>
TCP \$ <u>1,466.00</u>	School Impact \$ <u>N/A</u>

BUILDING PERMIT NO.
FILE # <u>SPR-2003-142</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 2494 W MESA CT

SUBDIVISION GAMBLE 25 ROAD SUBDIVISION

FILING N/A BLK N/A LOT 2

OWNER GAMBLE ENTERPRISES, INC.

ADDRESS P.O. Box 2906, GJ CO 81502

TELEPHONE 970-242-5248

APPLICANT GAMBLE ENTERPRISES, INC.

ADDRESS P.O. Box 2906 GJ CO 81502

TELEPHONE 970-242-5248

TAX SCHEDULE NO. 2945-091-22-002

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3750 sq ft

SQ. FT OF EXISTING BLDG(S) N/A

NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS N/A

DESCRIPTION OF WORK & INTENDED USE: BUILD A
COMMERCIAL BUILDING FOR POSSIBLE OFFICES
WAREHOUSE OR LOW VOLUME RETAIL

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

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'

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR=2.0

LANDSCAPING/SCREENING REQUIRED: YES X NO

PARKING REQUIREMENT: 19

SPECIAL CONDITIONS: per approved file/site
plan, & recorded 6' drainage easement.

CENSUS TRACT N/A 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 [Signature] Date 6-25-03

Department Approval Ronnie Edwards APA Date 10/23-03

Additional water and/or sewer tap fee(s) are required:	YES <u> </u>	NO <u> </u>	W/O No. <u>16851</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/24/03</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)