

Planning \$ <u>10.00</u>	Drainage \$ <u>Pd</u>
TCP \$ <u>Paid</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <del>89233</del> <u>89233</u>
FILE # <u>SPR-2002-068</u>

### PLANNING CLEARANCE

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

shell  
Grand Junction Community Development Department

71574-40472

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2214 Sanford Dr.  
 SUBDIVISION SELLARS SUB Replat 1  
 FILING --- BLK 5 LOT 11

TAX SCHEDULE NO. 2701-313-05-021  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION Bldg 2-10,000  
 SQ. FT. OF EXISTING BLDG(S) 7000 Bldg 1

OWNER Grand Valley Developers  
 ADDRESS 45 Kingston Rd

NO. OF DWELLING UNITS: BEFORE N/A AFTER ---  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
 CONSTRUCTION

TELEPHONE 843-842-7136

USE OF ALL EXISTING BLDGS INDUS/comm. office/warehouse

APPLICANT Ron Carfield

DESCRIPTION OF WORK & INTENDED USE: ---

ADDRESS Hilton Head, SC 29928

To construct 2nd bldg & associated parking/landscaping

TELEPHONE same

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

Emory Welsh 261-4747

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  
 SIDE: 5 from PL REAR: 10 from PL

PARKING REQUIREMENT: as per approved (27 spaces total)  
 SPECIAL CONDITIONS: plans dated 3/5/02

MAXIMUM HEIGHT 40

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

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 Emory Welsh  
 Department Approval Glonnie Edwards

Date 5/9/03  
 Date 5/8/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No <u>See w/o 148 99</u>
Utility Accounting <u>D Vanover</u>			Date <u>5/19/03</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)