

Planning \$ <u>0</u>	Drainage <u>11,367.25</u>
TCP \$ <u>6,832.00</u>	School Impact \$ <u>0</u>

G PERMIT NO.
FILE # <u>SPR-2003-075</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

779 2288
11001-17122 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 7623 764 VALLEY COURT TAX SCHEDULE NO. 2697-361-07-001
2697-361-07-002

SUBDIVISION IBX SQ. FT. OF PROPOSED BLDG(S)/ADDITION 30,000

FILING _____ BLK _____ LOTS 132 SQ. FT. OF EXISTING BLDG(S) 34,388

OWNER Pierce Hardy Limited Partnership NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
1019 Route 519, BLDG # 5 CONSTRUCTION

ADDRESS EIGHTY FOUR, PA 15330-2813 NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 6
CONSTRUCTION

TELEPHONE (800) 664-1984 USE OF ALL EXISTING BLDGS STORAGE & SALES

APPLICANT Pierce Hardy Limited Partnership DESCRIPTION OF WORK & INTENDED USE: SITE
1019 Route 519, BLDG # 5
EIGHTY FOUR, PA 15330-2813
(800) 664-1984
GRADING, IMPROVEMENTS TO FACILITATE
84 LUMBER YARD EXPANSION

✓ 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

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: _____

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 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 Pierce Hardy Limited Partnership Date 3-4-03
Asst. V.P.

Department Approval Butt Date 10/23/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>yard imp.</u>
Utility Accounting	<u>Donover</u>		Date <u>10/24/03</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)