

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  
11007-17122 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 762 764 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  
CONSTRUCTION

ADDRESS 1019 ROUTE 519, BLDG #5  
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

ADDRESS 1019 ROUTE 519, BLDG #5  
EIGHTY FOUR, PA 15330-2813

GRADING, IMPROVEMENTS TO FACILITATE

TELEPHONE (800) 664-1984

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: \_\_\_\_\_

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: \_\_\_\_\_

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 X Pierce Hardy Limited Partnership

Date 3-4-03

Department Approval Asst. V.P. [Signature]

Date 10/23/03

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>yard work only</u>
Utility Accounting	<u>[Signature]</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)