

Planning \$ <u>N/A</u>	Drainage <u>\$1,489.77</u>
TCP \$ <u>3,140.00</u>	School Impact \$ <u>N/A</u>

PERMIT NO.
FILE # <u>SS-2004-157</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 582 N. Commercial Dr.  
 SUBDIVISION Westgate Park  
 FILING \_\_\_\_\_ BLK 3 LOT 19, 20, 21  
 OWNER HVH Enterprises  
 ADDRESS 582 N. Commercial Dr.  
 TELEPHONE 242-4429  
 APPLICANT TPI/1555 W. Independent  
 ADDRESS Grand Jct. CO 81505  
 TELEPHONE 243-4642

TAX SCHEDULE NO. 2945-102-14-054 2020  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2185  
 SQ. FT. OF EXISTING BLDG(S) 4855  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Office/Warehouse  
 DESCRIPTION OF WORK & INTENDED USE:  
Construct new 2185 ft<sup>2</sup> building  
addition for Haining Heating and Refrig.

✓ 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 N/A

LANDSCAPING/SCREENING REQUIRED: YES  NO   
 PARKING REQUIREMENT: 14 REQ. - 14 proposed  
 SPECIAL CONDITIONS: PER APPROVED  
SITE AND LANDSCAPING PLANS.  
 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 Chris Malah  
 Department Approval Scott D. Peterson

Date 6/30/04  
 Date 12-20-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Overholt</u>			Date <u>12/29/04</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)