

Planning \$ <u>N/A</u>	Drainag <u>N/A</u>
TCP \$ <u>credit fee</u>	School Impact \$ <u>N/A</u>

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G PERMIT NO.
FILE # <u>SPR-2003-155</u>

1/2 street improvements **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 2301 GRAND PARK DRIVE
~~715 2340 Road~~

SUBDIVISION Grand Park South

FILING BLK 2 LOT 1

OWNER Ron Johnson
~~Ralph Guertie~~

ADDRESS 2379 G Road 81505

TELEPHONE 245-1250

APPLICANT TPI/Chris McCallum

ADDRESS 1555 W. Independent Grand Jct. CO

TELEPHONE 970-243-4642

TAX SCHEDULE NO. 2701-323-12-001

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8736 ft²

SQ. FT OF EXISTING BLDG(S) 0

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

USE OF ALL EXISTING BLDGS NA

DESCRIPTION OF WORK & INTENDED USE:
Construct a shop/office building
1 WASH bay

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-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 X NO

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: PER APPROVED SITE
AND LANDSCAPING PLAN.

CENSUS TRACT _____ TRAFFIC N/A ANNX _____

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 McCallum Date 7/18/03

Department Approval Scott O. Peterson Date 4-30-04

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>17309</u>
Utility Accounting	<u>Overholt</u>		Date <u>6/9/04</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)