

Planning \$ <u>Pd w / App</u>	Drainag <u>3573⁰⁰</u>
TCP \$ <u>500⁰⁰</u>	School Impact \$ <u>D</u>

PERMIT NO.
FILE # <u>SPR-2003-160</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 2285 Logos Ct TAX SCHEDULE NO. 2701-314-02-002

SUBDIVISION 23 Road Commercial Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING _____ BLK _____ LOT 2 SQ. FT OF EXISTING BLDG(S) 0

OWNER Zehner Construction & Development NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS PO Box 790 Hayden, CO 81639 CONSTRUCTION

TELEPHONE (970) 276-3359 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0

APPLICANT David S Zehner USE OF ALL EXISTING BLDGS 0

DESCRIPTION OF WORK & INTENDED USE: REGRADE

ADDRESS PO Box 790 Hayden, CO 81639 AND USE AS EQUIPMENT/MATERIAL

TELEPHONE (970) 276-3359 STORAGE YARD. (NO LIGHT BARN) (NO SWE NEEDED)

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 LANDSCAPING/SCREENING REQUIRED: YES NO _____

SETBACKS: FRONT: 15' from Property Line (PL) or _____
 from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL PARKING REQUIREMENT: None

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 2.00 ~~GENUS 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 David S. Zehner Date 7/21/03

Department Approval Antonia Castillo Date 8/9/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Storage Yard</u>
Utility Accounting <u>(Signature)</u>			Date <u>8/27/04</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)