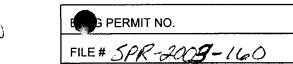
Planning \$ Pd w / Apo	Drainag 3573	œ
TCP\$ 500	School Impact \$	



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		
SUBDIVISION 23 Road Commercial Subdivisio Q. FT. OF PROPOSED BLDG(S)/ADDITION		
FILING BLK LOT2	SQ. FT OF EXISTING BLDG(S)	
OWNER Zehner Construction & Developmen ADDRESS PO Box 790 Hayden, CO 81639	NO. OF DWELLING UNITS: BEFORE 0 AFTER O t CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE O AFTER O CONSTRUCTION	
TELEPHONE (970) 276-3359	USE OF ALL EXISTING BLDGS	
APPLICANT <u>David S Zehner</u>	DESCRIPTION OF WORK & INTENDED USE: REGRADE	
ADDRESS PO Box 790 Hayden, CO 81639	AND USE AS EQUIPMENT/MATERIAL STORAGE YARD. (NO CHICE	
✓ Submittal requirements are outlined in the SSID (Submittal S	tandards for Improvements and Development) document.	
** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **		
ZONE $I-2$	LANDSCAPING/SCREENING REQUIRED: YES X NO	
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: None SPECIAL CONDITIONS:	
	SPECIAL CONDITIONS:	
MAXIMUM HEIGHT 40'		
MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 2.00	GENGUS-TRACTTRAFFIC ZONEANNX	
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 \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Date 7/21/03	
Department Approval	Date 8/9/04	
Additional water and/or sewer tap fee(s) are required: YES	NO WO NO. STRAGE Yard	
Utility Accounting	Date 8/79/24	

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)