

Planning \$ <u>Pl</u>	Drainage <u>3,087<sup>00</sup> waived @</u>	CG PERMIT NO.
TCP \$ <u>0 this phase</u>	School Impact \$ <u>N/A per Tim Moore</u>	FILE # <u>SPR-2004-180</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 <u>2471 River Road</u>	TAX SCHEDULE NO. <u>2945-094-19-003</u>
SUBDIVISION <u>Bar mac</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>4000</u>
FILING _____ BLK _____ LOT <u>3</u>	SQ. FT OF EXISTING BLDG(S) <u>NA</u>
OWNER <u>McCallum Family LLC and Chris McCallum, LLP</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>1555 Independent Ave G.Jct. 81505</u>	CONSTRUCTION
TELEPHONE <u>970-243-4642</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
APPLICANT <u>TPI / Chris McCallum</u>	CONSTRUCTION
ADDRESS <u>1555 Independent Ave G.Jct 81505</u>	USE OF ALL EXISTING BLDGS <u>NA</u>
TELEPHONE <u>970/243-4642</u>	(DESCRIPTION OF WORK & INTENDED USE: <u>Build a</u>
<u>✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</u>	<u>4000 ft<sup>2</sup> office/Warehouse for</u>
	<u>TPI Industrial</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>14-Phase 1</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>per stamped plans</u>
MAXIMUM HEIGHT <u>40'</u>	
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</u>	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 <u>Chris McCallum</u>	Date <u>8/5/04</u>
Department Approval <u>Ronnie Edwards APA</u>	Date <u>12/8/04</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No <u>17765 666 67</u>
Utility Accounting <u>Overhaul</u>			Date <u>12/8/04</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)