

Planning \$ <u>0</u>	Drain \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR 2004-048</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 783 22 ROAD
 SUBDIVISION VALLEY WEST
 FILING 2 BLK _____ LOT 16

TAX SCHEDULE NO. 2697-361-02-008
 SQ. FT. OF EXISTING BLDG(S) 14,065
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1980

OWNER VALLEY WEST DEVELOPMENTS
 ADDRESS 111 S 12th ST
 CITY/STATE/ZIP GRAND JCT., CO 81501
 APPLICANT ROB ROWLANDS
DESIGN SPECIALISTS, PC
 ADDRESS 917 MAIN ST.
 CITY/STATE/ZIP GRAND JCT., CO 81501
 TELEPHONE 241-1903

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) OFFICE / SHOP / WAREHOUSE
 DESCRIPTION OF WORK & INTENDED USE:
ADDITION TO SHOP BLDG FOR WAREHOUSE
& STORAGE

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 <u>I-2</u> SETBACKS: FRONT: <u>N/A</u> from Property Line (PL) or <u>N/A</u> from center of ROW, whichever is greater SIDE: <u>N/A</u> from PL REAR: <u>N/A</u> from PL MAX. HEIGHT <u>N/A</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>Per approved site plan</u> <u>Requires relocation of on-site water line.</u>
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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 [Signature] Date 3/4/03
 Department Approval [Signature] Date 10/12/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>10/12/04</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)