

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

LDG PERMIT NO.
FILE # MSP-2005-207

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>783 22 RD.</u>	TAX SCHEDULE NO. <u>2697-361-02-004, and 008</u>
SUBDIVISION <u>SCHLUMBERGER SIMPLE SUB</u>	SQ. FT. OF EXISTING BLDG(S) <u>25,780</u>
FILING _____ BLK _____ LOT <u>1</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>480</u>
OWNER <u>VALLEY WEST DEV., LLC</u>	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION
ADDRESS <u>1111 S 12th ST</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____ CONSTRUCTION
CITY/STATE/ZIP <u>GRAND JCT., CO 81501</u>	USE OF ALL EXISTING BLDG(S) <u>OFFICES, MAINT. SHOP, STORAGE</u>
APPLICANT <u>ROB ROWLANDS</u>	DESCRIPTION OF WORK & INTENDED USE: <u>ADD A</u>
ADDRESS <u>917 MAIN ST</u>	<u>12'x40' MODULAR TRAILER FOR A LOUVE</u>
CITY/STATE/ZIP <u>GRAND JCT., CO</u>	<u>FOR FIELD SERVICE CREWS</u>
TELEPHONE <u>970-241-1903</u>	

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>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>All utilities to be underground.</u>
MAX. HEIGHT <u>N/A</u>	
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 Engineer 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>[Signature]</u>	Date <u>8/26/05</u>
Department Approval <u>[Signature]</u>	Date <u>11/17/05</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/17/05</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)