

Planning \$ <u>Pd</u>	Drain \$ <u>Plan</u>
TCP \$ <u>16,466.00</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>SPR-2005-128</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 702 23 1/2 Road
 SUBDIVISION Grand Park South
 FILING _____ BLK 2 LOT 4
 OWNER Dave Maves
Premises 6, LLC / Garrison
 ADDRESS 9780 Mt. Pyramid Court Suite 280
1235 Vista Del Monte
 CITY/STATE/ZIP Mesquite, NV 89027
 APPLICANT TPI / Chris McCallum
 ADDRESS 1555 Independent
 CITY/STATE/ZIP Grand Jct. CO 81505
 TELEPHONE 970-243-4642

TAX SCHEDULE NO. 2701-323-12-004
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 18,040 ft²
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) NA
 DESCRIPTION OF WORK & INTENDED USE: Construct
building with 4 units for office /
warehouse use

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>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0. Conditional Grant of Easement Pg 1-5</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>per plans dated 7/25/05</u> <u>Bk 3975</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]
 Department Approval Bonnie Edwards APA

Date 5-4-05
 Date 10/24/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18873</u>
Utility Accounting <u>Katellisberry</u>	Date <u>3/1/06</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)