

Planning \$ <u>N/A</u>	Drains <u>\$ 3,060.00</u>
TCP \$ <u>1,288.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2004-022</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 588 N. COMMERCIAL DR. TAX SCHEDULE NO. Z145-102-1A-013 & 014

SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4000

FILING 1 BLK 3 LOT 12 & 13 SQ. FT. OF EXISTING BLDG(S) -0-

OWNER ELSTEPH INVESTMENTS LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 2455 FOREBRIGHT CIR. UNIT A CONSTRUCTION

TELEPHONE 245 9316 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

CONSTRUCTION

APPLICANT SAME USE OF ALL EXISTING BLDGS N/A

ADDRESS SAME DESCRIPTION OF WORK & INTENDED USE: OFFICE / WAREHOUSE

TELEPHONE SAME 3 employees / no manuf

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.
NO Washbays / storage of ladders

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 No RETAIL / Showers Misc const stuff

SETBACKS: FRONT: 15' from Property Line (PL) or 0' from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL

LANDSCAPING/SCREENING REQUIRED: YES NO No Equipment

PARKING REQUIREMENT: 9 SPACES REQ. - 13 PROPOSED

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: MAJOLEY WALL NOT REQUIRED

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

PER PLANNING COMMISSION APPROVAL (VAR-2004-087)

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 7-26-05

Department Approval [Signature] Date 7-18-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18290</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/26/05</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)