

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

DG PERMIT NO.
FILE # <u>MSP-2004-301</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 573 S Commercial #4

SUBDIVISION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER AARON GARDNER / SUMMIT AIRE

ADDRESS 825 E 73RD

CITY/STATE/ZIP DENVER, CO 80229

APPLICANT DAN DOWD

ADDRESS 608 29.5 RD

CITY/STATE/ZIP GJ CO 81504

TELEPHONE 970-210-1284

TAX SCHEDULE NO. 2945-102-35-005

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE: Create a concrete pad to put a 3000 gallon oxygen tank.

*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>C-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>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>no new parking</u> SPECIAL CONDITIONS: <u>required</u>
---	--

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.

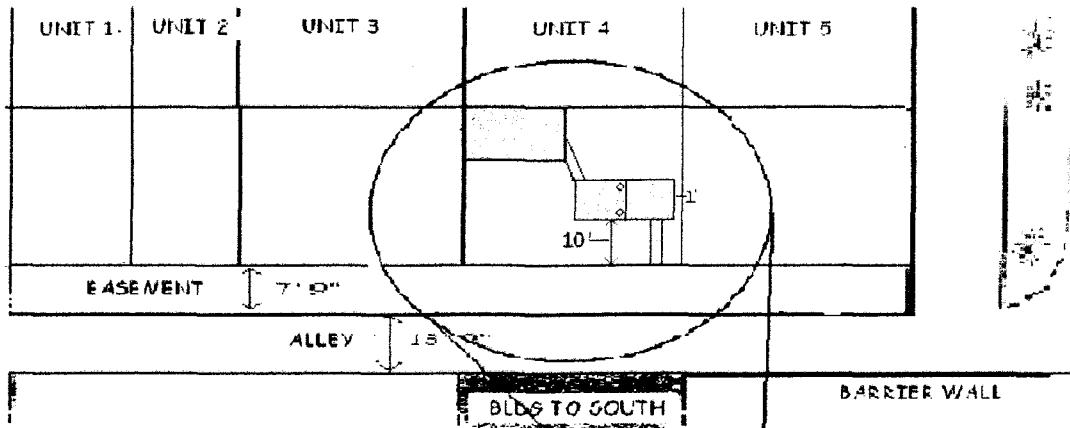
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Department Approval [Signature] Date 12-6-04  
Chaye Hall Date 2/7/05

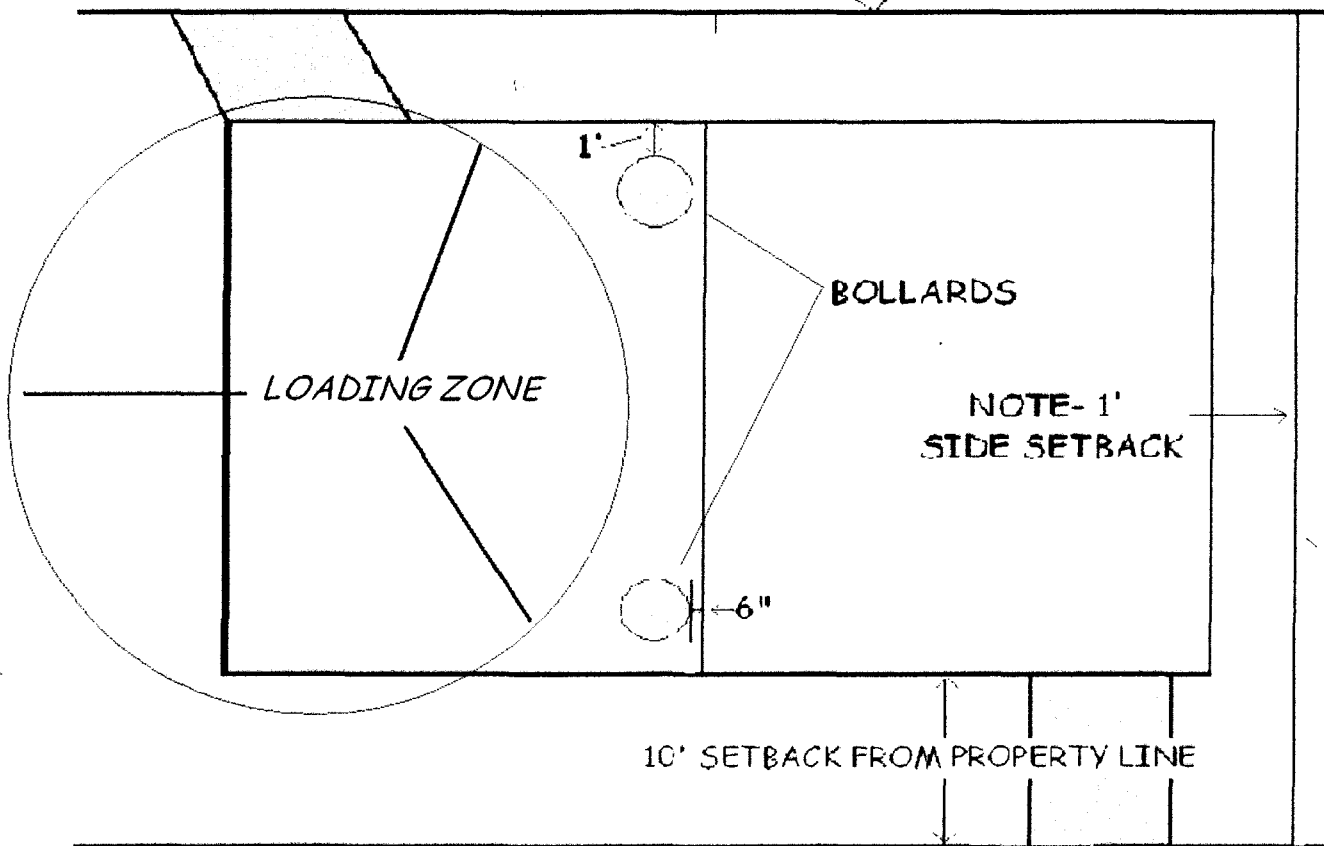
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>2/7/05</u>

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)



**AREA SHOWN IN DETAIL**



REV. DATE 1-20-05- THIS REVISION IS TO SHOW THE PLACEMENT OF BOLLARDS-THE 10' SET BACK FROM PROPERTY LINE AND TO SHOW LOADING ZONES

SUMMIT AIRE INC  
 573 S. COMMERCIAL  
 970 985 0141  
 GRAND JCT CO 81505

ACCEPTED *Chapman 2/17/05*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.