

Planning \$	N/A	Drainag	N/A
TCP \$	10,677	School Impact \$	N/A

②

L G PERMIT NO.
FILE # <u>SPR-2005-093</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 562 W. PRETE CIR TAX SCHEDULE NO. 2945-107-17-005

SUBDIVISION MINERVA PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~10,950~~ 12,730

FILING 1 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

OWNER P.C.M. ENTERPRISES NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 566 S. WESTGATE, GR. JCT. CONSTRUCTION

TELEPHONE 248-0035 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

USE OF ALL EXISTING BLDGS COMMERCIAL

APPLICANT A.G. BOELKE DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT

ADDRESS 566 S. WESTGATE GR. JCT NEW ^{12,730} ~~10,950~~ SQ. FT. COMMERCIAL

TELEPHONE 248-0035 OFFICE/WAREHOUSE STRUCTURE

✓ 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 C-2 General Com. LANDSCAPING/SCREENING REQUIRED: YES X NO

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

SIDE: 0' from PL REAR: 10' from PL PARKING REQUIREMENT: PER APPROVED SITE

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: AND LANDSCAPING PLANT.

MAXIMUM COVERAGE OF LOT BY STRUCTURES 2.00 CENSUS TRACT TRAFFIC ZONE ANNX

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 A.G. Boelke Date 3-10-05

Department Approval John D. Peterson Date 8-2-05

Additional water and/or sewer tap fee(s) are required:	YES <u> </u>	NO <u> </u>	W/O No. <u>18309</u>
Utility Accounting	<u>Marshall Lee</u>		Date <u>8/3/05</u>