

Planning \$ <u>N/C</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>MSP-2005 023</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 <u>2311 Interstate</u>	TAX SCHEDULE NO. <u>2701-323-03-002</u>
SUBDIVISION <u>Interstate Commercial Park</u>	SQ. FT. OF EXISTING BLDG(S) <u>N/A</u>
FILING _____ BLK _____ LOT <u>2311</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>N/A</u>
OWNER <u>Walid Bou-Matar</u>	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE <u>—</u> AFTER <u>—</u> CONSTRUCTION
ADDRESS <u>677 25 1/2 Rd</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>0</u> CONSTRUCTION
CITY/STATE/ZIP <u>Grand Jct. / CO / 81505</u>	USE OF ALL EXISTING BLDG(S) <u>N/A</u>
APPLICANT <u>Che Bou-Matar</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>677 25 1/2 Rd</u>	<u>Fenced storage yard -</u>
CITY/STATE/ZIP <u>Grand Jct. / CO / 81505</u>	<u>no sales, limited traffic, no display</u>
TELEPHONE <u>(970) 245-5457</u>	<u>unless a CCP is obtained.</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>storage only - N/A</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>for structures</u>	<u>No building proposed -</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	<u>not outdoor storage in front 15'</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).

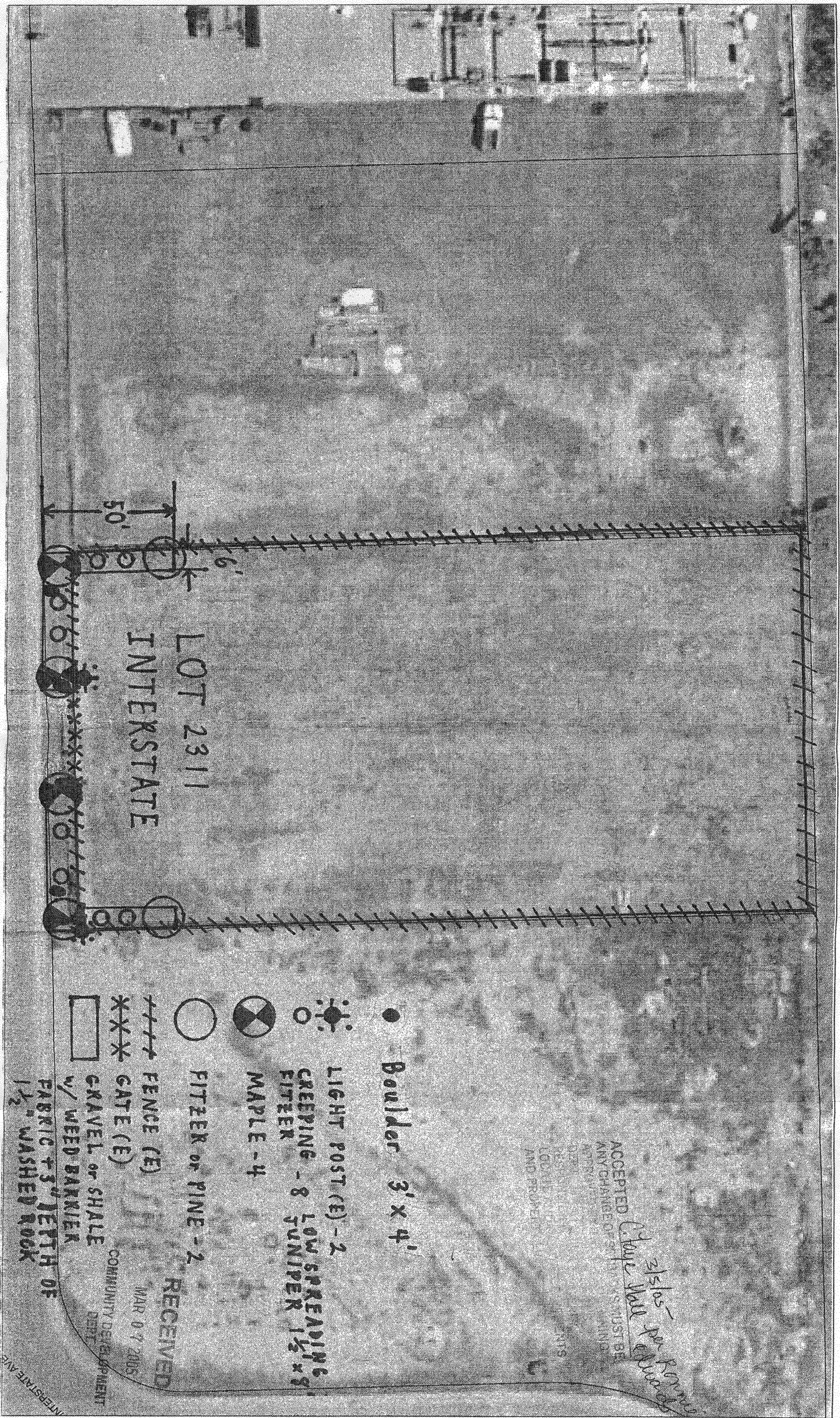
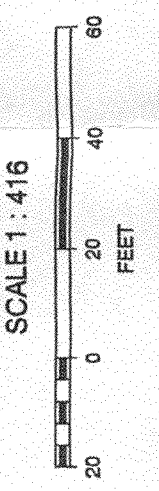
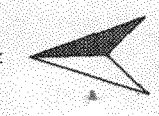
Applicant's Signature <u>Che Bou-Matar</u>	Date <u>2/17/05</u>
Department Approval <u>Gonnie Edwards APA</u>	Date <u>3/8/05</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>3/7/05</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)

LANDSCAPE PLAN



LOT 2311
INTERSTATE

- Boulder 3' x 4'
- LIGHT POST (E) - 2
- CREEPING - 8 LOW SPREADING JUNIPER 1 1/2' x 8'
- MAPLE - 4
- FITZNER or PINE - 2
- FENCE (E)
- GATE (E)
- GRAVEL or SHALE w/ WEED BARRIER
- FABRIC + 3" DEPTH OF 1/2" WASHED ROCK

RECEIVED
MAR 07 2005
COMMUNITY DEVELOPMENT
DIST.

ACCEPTED
ANY CHANGE OF DESIGN MUST BE APPROVED
DATE: 2/5/05
BY: [Signature]
REVISIONS TO BE MADE TO THE ORIGINAL PLAN AND SUBMITTED TO THE CITY ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.

INTERSTATE AVE