

Planning \$ <u>PA</u>	Drainage \$ <u>6,856.31</u>
TCP \$ <u>13,638.00</u>	School Impact \$ <u>N/A</u>

PERMIT NO.
FILE # <u>SPR 2005-214</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 3176 PIPE CT.

SUBDIVISION Pipe Trades

FILING 1 BLK 1 LOT 7

OWNER EPIC Welding

ADDRESS 460-32 Rd

TELEPHONE 970-640-1767

APPLICANT Preston Helton

ADDRESS 686 Tranquil Trail

TELEPHONE 970-241-5756

TAX SCHEDULE NO. 2943-221-13-007

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12500

SQ. FT. OF EXISTING BLDG(S) 0

NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: _____
WELDING MANUFACTURING
MAXIMUM 15 EMPLOYEES

* 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

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

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 2.0

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT: 1.1 sp/employee + office =
16 spaces

SPECIAL CONDITIONS: + 2 bike sp.
per plans dated 10/31/05

CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

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 Preston Helton Date 4-6-05

Department Approval Ronnie Edwards APA Date 11/2/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18537</u>
Utility Accounting <u>Dede Jewett</u>			Date <u>11-4-05</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)