

Planning \$ <u>PD</u>	Drainage \$ <u>w/ final approval</u>
TCP \$ <u>with final approval</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2005-138</u>

PLANNING CLEARANCE
 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

*pre-dirt work only
w/pits - no
above ground
blids -*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2311 River Rd
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER Grand Junction Pipe
 ADDRESS P.O. Box 1849
 TELEPHONE 970-243-4604
 APPLICANT Sun King
 ADDRESS P.O. Box 3299
 TELEPHONE 970-245-9173

TAX SCHEDULE NO. 2945-053-00-036
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 SQ. FT. OF EXISTING BLDG(S) N/A
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS N/A
 DESCRIPTION OF WORK & INTENDED USE:
2 equipment concrete pits

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

Will need sewer clearance to build

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-2
 SETBACKS: FRONT: _____ from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: N/A
 SPECIAL CONDITIONS: in ground work - no
structures at this time
 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.

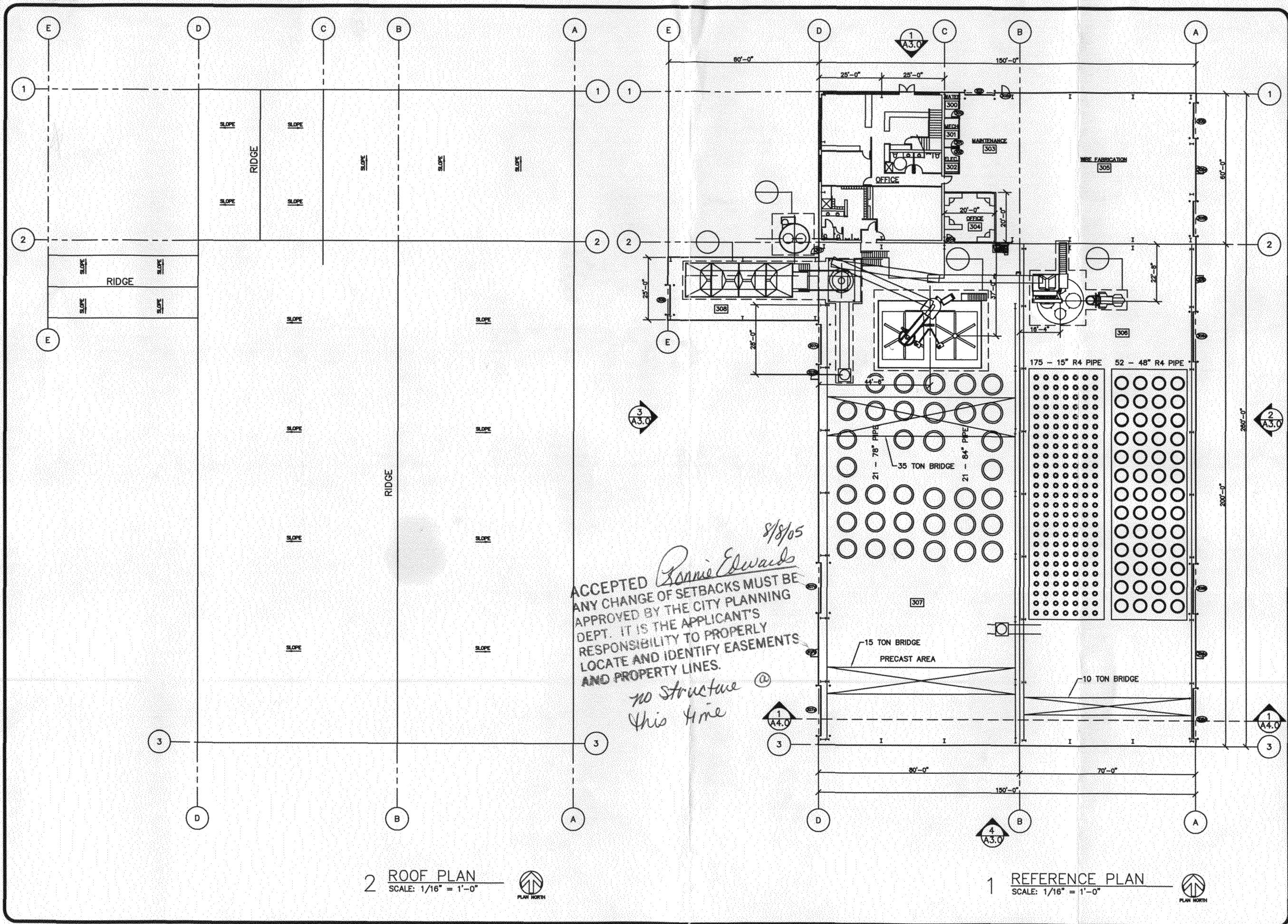
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature Greg H. [Signature] Date 8-5-05
 Department Approval Ronnie Edwards APA Date 8-8-05

Additional water and/or sewer tap fee(s) are required: <u>YES when building is built</u>	NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>8/8/05</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)



8/8/05
Ronnie Edwards
 ACCEPTED
 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.
no structure @ this time

2 ROOF PLAN
 SCALE: 1/16" = 1'-0"
 PLAN NORTH

1 REFERENCE PLAN
 SCALE: 1/16" = 1'-0"
 PLAN NORTH

970.487.8808

ARCHITECT: SHELPE
 CIVIL:
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:

Design-Build by:
SUN KING
 INTEGRATED CONSTRUCTION SERVICES
 FOUNDED 1983 www.sunking.com

GRAND JUNCTION PIPE
 2311 River Road
 Grand Junction, CO

Base Drawing 7/11/06
 Revision 7/19/06
 Revision 7/27/06

SHEET TITLE

REFERENCE PLAN

SHEET No.
 A2.0