

Planning \$ <u>Pd</u>	Drains \$ <u>0</u>
TCP \$ <u>33,800</u>	School Impact \$ <u>N/A</u>

+ sewer fees

DG PERMIT NO.
FILE # <u>SPR-2705-138</u>

utility underground
fee \$19,750
53,550

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 2311 River Road

TAX SCHEDULE NO. 2945-053-00-036

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) -0-

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 43,800

OWNER Ronald E. & Marie E. Tipping

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

ADDRESS P.O. Box 1849

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

CITY/STATE/ZIP Grand Junction, CO 81502

USE OF ALL EXISTING BLDG(S) vacant - adjacent to gravel pit

APPLICANT Grand Junction Concrete Pipe Co.

DESCRIPTION OF WORK & INTENDED USE: _____
Concrete pipe manufacturing

ADDRESS P.O. Box 1849

CITY/STATE/ZIP Grand Junction, CO 81502

TELEPHONE 970-243-4604

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>I-2</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>40 spaces (54 provided)</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40'</u>	<u>per plans rec'd 7/28/05</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR-20</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 [Signature]

Date 6-2-05

Department Approval Ronnie Edwards APA

Date 9-22-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>18458</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/3/05</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)