

Planning \$ <u>N/A</u>	Drain \$ <u>N/A</u>
TCP \$ <u>16,365.00</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>SS-2005-199</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 718 SCARLET DR.
SUBDIVISION DAVIS/BAGGS SUBO.
FILING _____ BLK _____ LOT 1+2
OWNER Jim Davis
ADDRESS 718 Scarlet
CITY/STATE/ZIP Grand Junction 81505
APPLICANT John Galloway
ADDRESS Pox 89
CITY/STATE/ZIP Molina Co, 81646
TELEPHONE 987 3366

TAX SCHEDULE NO. 2701.313.13.001
2701.313.13.002
SQ. FT. OF EXISTING BLDG(S) 21,105
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 15000
MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER _____
CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER _____
CONSTRUCTION
USE OF ALL EXISTING BLDG(S) Mfg, Warehouse, Office
DESCRIPTION OF WORK & INTENDED USE: 15000 sq ft addition to existing Bldg; Utilities, landscaping, parking.

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-1 LIGHT INDUSTRIAL</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ PARKING REQUIREMENT: <u>63 PARKING SPACES Req</u> SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS.</u> <u>DEC 22 2005</u>
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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 23 June 05
Department Approval [Signature] Date DEC. 9, 2005

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18649</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/22/05</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)