

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>orig file # COU 2005-062</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

94076-8971

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 552 25 Rd #C  
 SUBDIVISION Trolley Park  
 FILING — BLK — LOT 4

TAX SCHEDULE NO. 2945-102-33-004  
 SQ. FT. OF EXISTING BLDG(S) 5000 #  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 900 #

OWNER ~~ONE SOURCE LIGHTING~~ ONE SOURCE LIGHTING  
 ADDRESS 552 25 RD #C  
 CITY/STATE/ZIP GRAND JCT CO 81505

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE — AFTER —  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE — AFTER —  
 CONSTRUCTION

APPLICANT MATT THESING  
 ADDRESS SAME  
 CITY/STATE/ZIP —  
 TELEPHONE 970-985-5371

USE OF ALL EXISTING BLDG(S) Storage  
 DESCRIPTION OF WORK & INTENDED USE:  
enclose existing DRY  
covered storage NO + DRY

*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>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>—</u> NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>no charge</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>remodel only - site check</u>
MAX. HEIGHT <u>40'</u>	<u>4/18/06 - RSE</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>.5 FMR</u>	

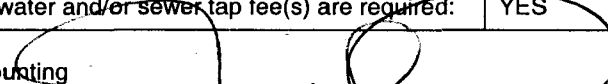
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Matt Thesing  
 Department Approval RSE Ronnie Edwards APA

Date 4-19-06  
 Date 4-19-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting			Date <u>4/19/06</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)

# 552 25 Road #C



ACCEPTED *Rome Edward* 4/19/06

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.

SCALE 1 : 1,711

