

Planning \$ <u>PJ W/SPR</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-2006-167</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 ~~645 4th Ave~~ 645 4th Ave  
 SUBDIVISION Van Gundy North  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER Van Gundy's Ampco Inc.  
 ADDRESS 645 4th Ave  
 CITY/STATE/ZIP Grand Jct, Co 81501  
 APPLICANT Extreme Construction LLC  
 ADDRESS 2791 Skyline Court  
 CITY/STATE/ZIP Grand Jct, Co 81506  
 TELEPHONE 255-8116

TAX SCHEDULE NO. 2945-232-02-027 & 028  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~6500 #

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE NA AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4  
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) Salvage/Recycling

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
Gate Building/Canopy  
NO SWR/NO WATER  
change

*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</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>NA</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>Per Plan</u> SPECIAL CONDITIONS: <u>No C.O. until all</u> <u>improvements completed or DEA in</u> <u>place for remaining improvements</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 \_\_\_\_\_ Date \_\_\_\_\_  
 Department Approval [Signature] Date 11/27/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>11/27/06</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)

6' 40' DRWY-REMOVE EX.  
 DRWY CUTS NOT IN NEW  
 DRWY-REPLACE w/C & G  
 TYP. 3 LOCATIONS

4" LATERAL TO ONSITE SEWER OR SS  
 IN 4TH AVE. SEE NOTE 16

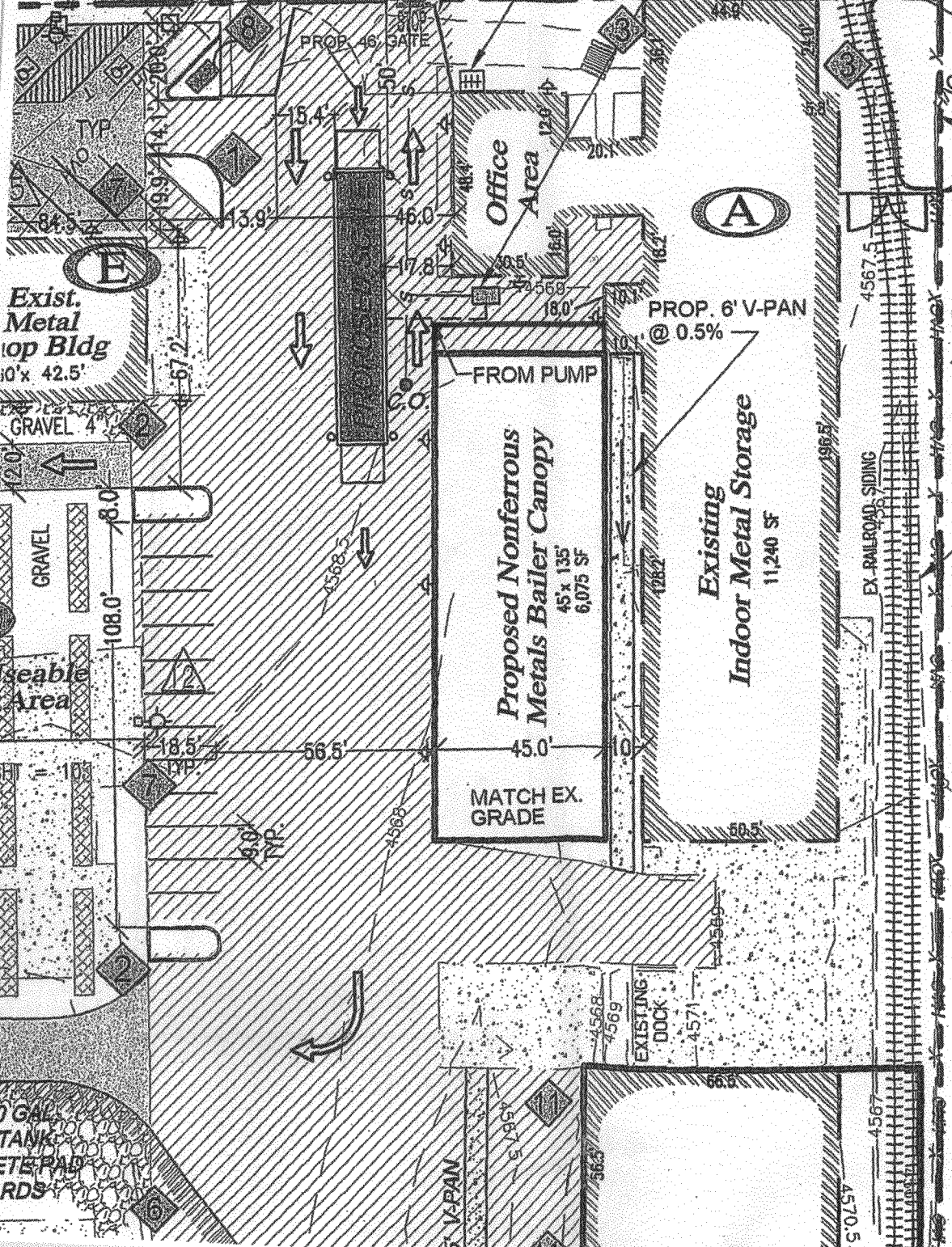
500 GALLON OIL/  
 GREASE SEPERATOR



REMOVE EX. DRIVEWAY  
 REPLACE CURB & GUTTE

REMOVE 50' EX. FENCE

PROP. 20.0' GATE



BENTON CANON'S FIRST SUBDIVISION

EX. RR TRACKS  
 TO BE REMOVED  
 WITHIN 2 YRS. OF  
 C.U.P. APPROVAL DATE

S00°43'45" W 508.20'

ACCEPTED KKA 11/27/06  
 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.

500 GAL  
 TANK  
 CONCRETE PAD  
 ARDS

EXISTING  
 DOCK

5' V-PAN

5' V-PAN

5' V-PAN