

Planning \$	Drainage \$
TCP \$ <u>241.00</u>	School Impact \$

BLDG PERMIT NO.
FILE # <u>MSP-2006-0629</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 2481 Commerce Blvd  
 SUBDIVISION Benson  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-091-04-003  
 SQ. FT. OF EXISTING BLDG(S) 1840  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 245

OWNER J D Hunsford  
 ADDRESS 2481 Commerce Blvd  
 CITY/STATE/ZIP Grand Junction Co  
81505  
 APPLICANT Jerry Livingston  
 ADDRESS PO Box 23241  
 CITY/STATE/ZIP Glade Park Co 81523  
 TELEPHONE 910-9034

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) Office & Warehouse  
 DESCRIPTION OF WORK & INTENDED USE: Add office and Reception area to existing Building

*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> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: _____
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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 2-1-06  
 Department Approval [Signature] Okayed by SLG Date 4-21-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Kate Alsbury</u>		Date <u>4/21/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

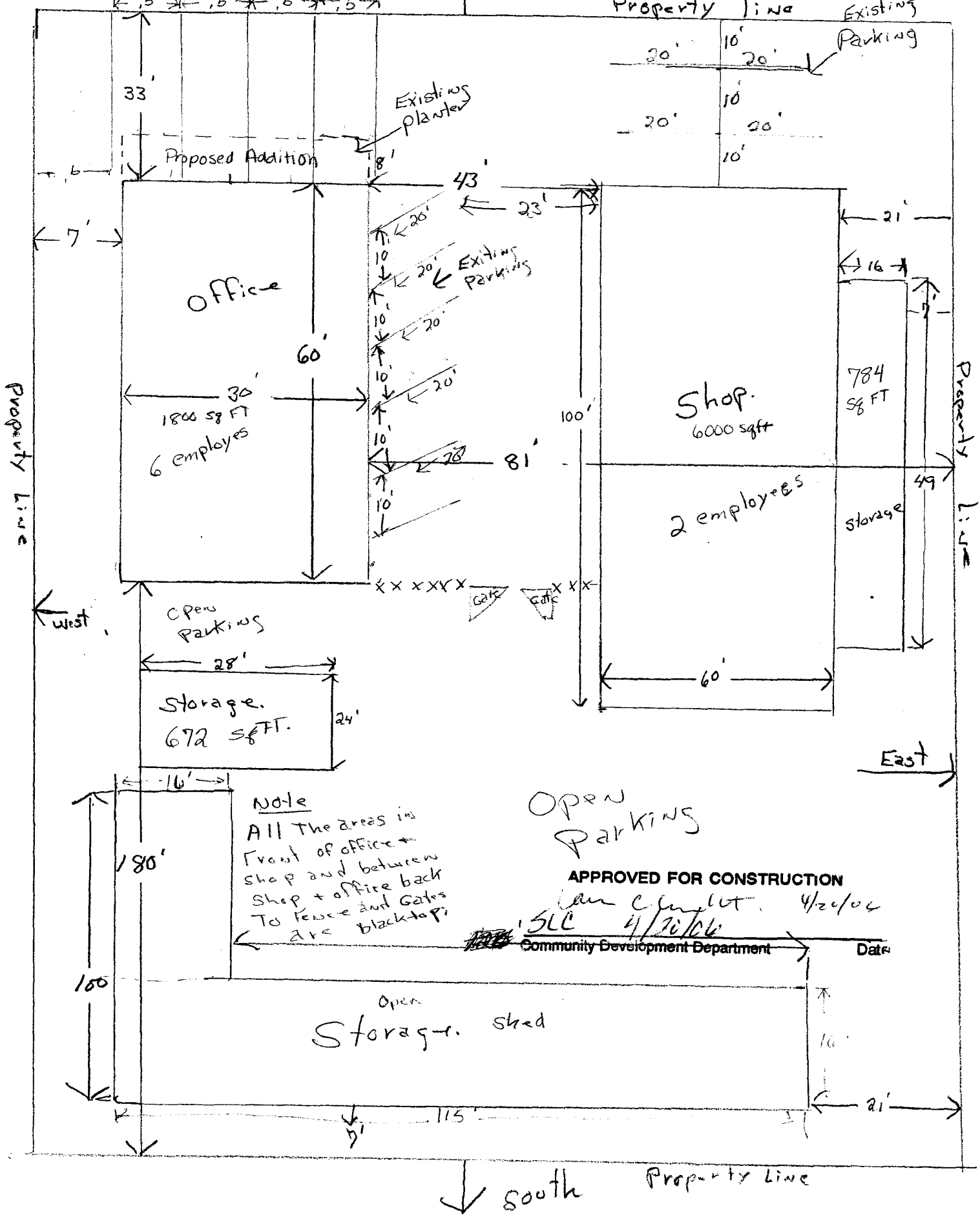
(White: Planning)    (Yellow: Customer)    (Pink: Building Department)    (Goldenrod: Utility Accounting)

10' Easement

Nov 11

2481

Date revised  
3/31/06



Note  
All the areas in front of office + shop and between shop + office back to fence and gates are blacktop.

OPEN PARKING  
APPROVED FOR CONSTRUCTION  
Lan C. [unclear] 4/20/06  
SLC 4/20/06  
Community Development Department Date

Open Storage shed