

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>985.00</u>	School Impact \$ <u>0</u>

JG PERMIT NO.
FILE # <u>MSP-2006-279</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 2980 Gunnison Ave.

TAX SCHEDULE NO. 294317107009

SUBDIVISION Banner Industrial Park

SQ. FT. OF EXISTING BLDG(S) 4880

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT #9

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 995

OWNER Grand Valley Sheet Metal, Inc.

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION

ADDRESS 2980 Gunnison Ave.

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

CITY/STATE/ZIP Grand Junction, CO 81504

USE OF ALL EXISTING BLDG(S) Sheetmetal/HVAC

APPLICANT Grand Valley Sheet Metal, Inc.

ADDRESS Earl E. Morrill, Pres.  
 2980 Gunnison Ave.

DESCRIPTION OF WORK & INTENDED USE: More storage  
 & larger working area for existing  
 employees 2nd story addition

CITY/STATE/ZIP Grand Junction, CO 81504

TELEPHONE 970-241-8259

**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>	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 SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>None</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>no expansion of footprint.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 10/2/06  
 Department Approval [Signature] Date 11/6/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No <u>Prem 31923</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/6/06</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)