

Planning \$ <u>Ø</u>	Drains <u>Ø</u>
TCP \$ <u>613.21</u>	School Impact \$ <u>Ø</u>

DG PERMIT NO.
FILE # <u>MSP-2006-138</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 2313 Logans  
 SUBDIVISION Interstate Commercial Sub II  
 FILING \_\_\_\_\_ BLK 1 LOT 5  
 OWNER Dale & Sherry Brandon  
 ADDRESS 833 26 Road  
 CITY/STATE/ZIP Grand Junction, Co 81506  
 APPLICANT Dale & Sherry Brandon  
 ADDRESS same  
 CITY/STATE/ZIP \_\_\_\_\_  
 TELEPHONE 970 245-2519

TAX SCHEDULE NO. 2701-323-18-005  
 SQ. FT. OF EXISTING BLDG(S) Ø  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 584 trailer  
 MULTI-FAMILY: 1650 Storage tent  
 NO. OF DWELLING UNITS: BEFORE Ø AFTER Ø  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE Ø AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE:  
Office trailer &  
Storage tent

*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-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>Ø'</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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>5 req. provided</u> SPECIAL CONDITIONS: <u>Trailer is not a permanent structure</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 Sherry Brandon Date 5/14/06  
 Department Approval E. Jake Hall Date 11/7/06

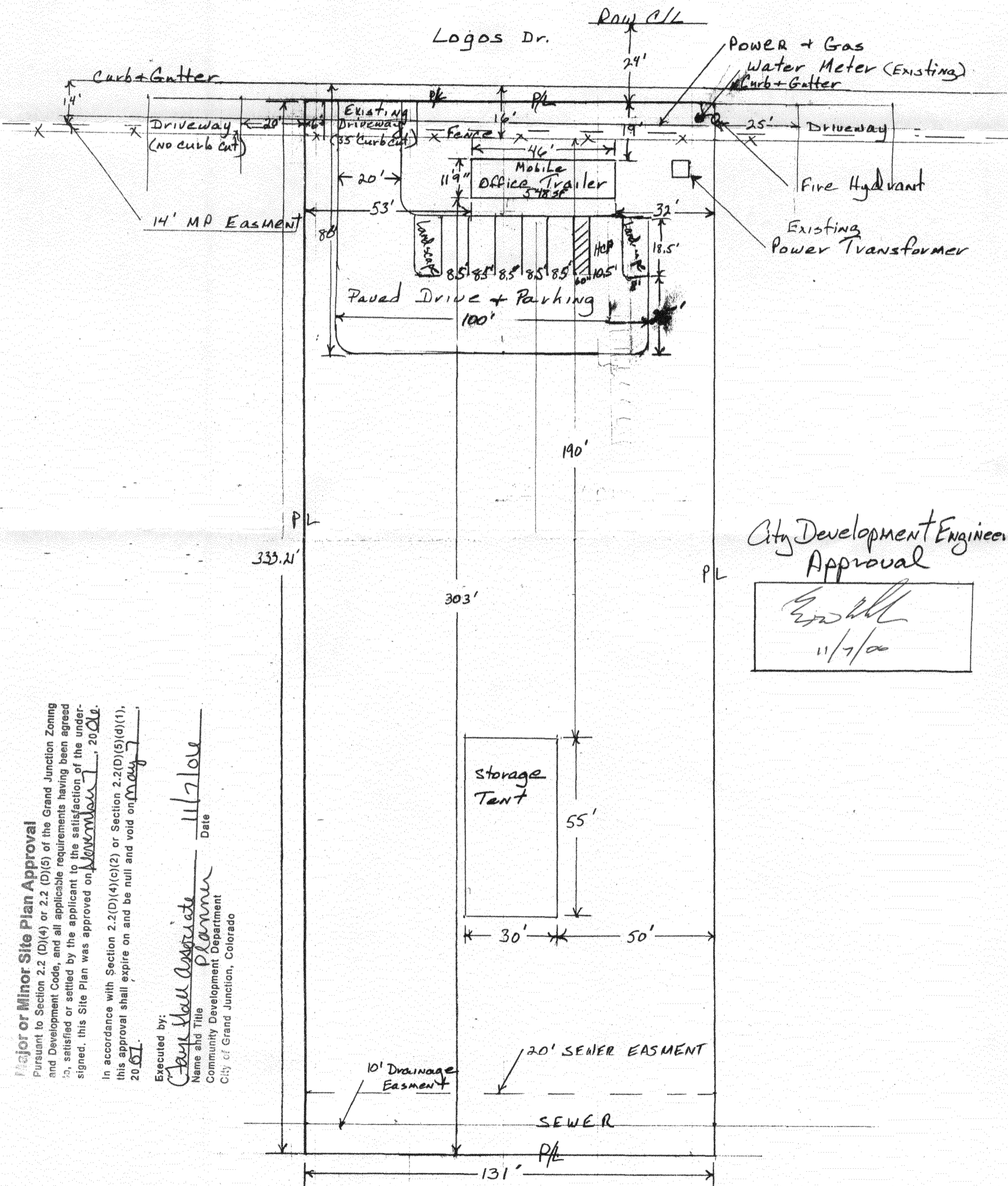
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19663</u>
Utility Accounting <u>[Signature]</u>			Date <u>11/8/06</u>

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)

# SITE PLAN

2313 LOGOS DR.



City Development Engineer  
Approval

*[Signature]*  
11/7/00

**Major or Minor Site Plan Approval**  
Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on November 7, 2000.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on May 7, 2001.

Executed by:  
Cheryl Hall Associate Planner Name and Title  
11/7/00 Date  
Community Development Department  
City of Grand Junction, Colorado

Scale 1" = 30'

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