

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>—</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 2882 NORTH AVE
 SUBDIVISION —
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-074-00-064
 SQ. FT. OF EXISTING BLDG(S) 3600
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 160-320

OWNER Sydney Pincock
 ADDRESS 11774 Stoneham Springs
 CITY/STATE/ZIP Las Vegas NV. 89138

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT Paul Liebz Jr.
 ADDRESS 2882 NORTH AVE
 CITY/STATE/ZIP G.J., CO 81501
 TELEPHONE 245-1337

USE OF ALL EXISTING BLDG(S) RETAIL
 DESCRIPTION OF WORK & INTENDED USE: STORAGE

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-1</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 <u>FAR 1.00</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>All on existing pavement</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 issuance of 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 JUNE 9-2006
 Department Approval [Signature] Date 6/9/06

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>6/9/06</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)



ACCEPTED SLC 6/9/06
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.