

Planning \$ <u>0</u>	Drainage \$ <u>Pd</u>
TCP \$ <u>Pd</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2005-138</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 2311 River Rd  
 SUBDIVISION East 23 Rd Sub  
 FILING - BLK - LOT 1  
 OWNER Ronald Tipping  
 ADDRESS Box 1849  
 CITY/STATE/ZIP GJ 81502  
 APPLICANT Grand Jet Concrete Pipe  
 ADDRESS Box 1849  
 CITY/STATE/ZIP 81502  
 TELEPHONE 243 4604

TAX SCHEDULE NO. 2945-053-00-036  
 SQ. FT. OF EXISTING BLDG(S) 43,800  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8x15  
 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 / manufacture  
 DESCRIPTION OF WORK & INTENDED USE:  
adding vestibule to bldg.

**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>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>40 spaces (52 provided)</u> SPECIAL CONDITIONS: <u>approved plan 5/30/06</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 Maun Buch / SKMC Date 6/1/06  
 Department Approval Gronnie Edwards, Planner Date 6/1/06

Additional water and/or sewer tap fee(s) are required:	YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Edwards</u>	Date <u>6-1-06</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)