

Planning \$ <u>PD</u>	Drainage <u>NA</u>
TCP \$ <u>2,502.00</u>	School Impact \$ <u>NA</u>

Grand Junction PERMIT NO.
FILE # <u>SPP 2007-077</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

07-016

BUILDING ADDRESS 2524 Foresight Circle TAX SCHEDULE NO. 2945-032-~~51001~~

SUBDIVISION Foresight Park SQ. FT. OF EXISTING BLDG(S) 37,926

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3040

OWNER Western Slope Ind. Trustee Bill Mearns MULTI-FAMILY:

ADDRESS 2524 Foresight Circle NO. OF DWELLING UNITS: BEFORE _____ AFTER _____

CITY/STATE/ZIP Grand Junction, Co CONSTRUCTION

APPLICANT Western Slope Industries NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

ADDRESS 2524 Foresight Circle USE OF ALL EXISTING BLDG(S) _____

CITY/STATE/ZIP Grand Junction / Co / 81503 DESCRIPTION OF WORK & INTENDED USE: _____

TELEPHONE 970 241 2085 2 temporary tents for outside storage in rear lot

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-0</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>15'</u> from PL REAR: <u>25'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR .75</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>No Change</u> SPECIAL CONDITIONS: <u>per approval letter - dated 7/12/07</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 Bill Mearns for Western Slope Ind. Date 2/19/07

Department Approval Donnie Edwards Date 6/12/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change in sewer storage</u>
Utility Accounting <u>Kate Gebrey</u>	Date <u>6/12/07</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)