

Planning \$ <u>8100/1 app</u>	Drain: \$ <u>1065.40</u>
TCP \$ <u>1394.00</u>	School Impact \$ <u>—</u>

LDG PERMIT NO.
FILE # <u>SPR-2007-115</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

EXISTING
EQ
222

BUILDING ADDRESS 806 KIMBALL AVE., G.
 SUBDIVISION BENTON CANON'S FIRST SUBDIVISION
 FILING _____ BLK 11 LOTS 31 & 32
 OWNER EMERY WELSH
 ADDRESS 3109 F ROAD
 CITY/STATE/ZIP GRAND JUNCTION, CO 81504
 APPLICANT SAME AS ABOVE
 ADDRESS " " "
 CITY/STATE/ZIP " " "
 TELEPHONE 970-261-4147

TAX SCHEDULE NO. 2945-231-16-018
 SQ. FT. OF EXISTING BLDG(S) NONE
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2800 SQFT.
MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) ~~OFFICE/WAREHOUSE~~ N/A
 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
NEW 2800 SQFT. OFFICE /
WAREHOUSE BUILDING

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>4</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</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 Emery Welsh Date 3/24/07
 Department Approval Ante Costello Date 6/28/07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>existing 2007</u>
Utility Accounting <u>Ante Costello</u>	Date <u>6/29/07</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)

Ante Costello