

Planning \$ <u>Plan App</u>	Drainage <u>Open KF</u>
TCP \$ <u>Open K.F.</u>	School Impact \$ <u>—</u>

DG PERMIT NO.
FILE # <u>MSP-2007-202</u>

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PLANNING CLEARANCE

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

94407-5370

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3165 Pipe Court
 SUBDIVISION Pipe Trades Commercial Park
 FILING _____ BLK 1 LOT 11
 OWNER GARR P Roberts
 ADDRESS 383 Cascada Drive
 CITY/STATE/ZIP Grand Jct. Colo. 81503
 APPLICANT Ford Construction
 ADDRESS 714 Arrowest Road Ste A
 CITY/STATE/ZIP Grand Jct. Colo 81505
 TELEPHONE 970-245 9343

TAX SCHEDULE NO. 2943-221-13-011
 SQ. FT. OF EXISTING BLDG(S) 5250
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2500
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Low Voltage Electrical Automation Service
 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-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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	PARKING REQUIREMENT: <u>3 new spaces</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 200</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: Garr P Roberts Date: 7-9-07
 Department Approval: [Signature] Date: 9/10/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change water SWR</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-10-07</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)

