

Planning \$ <u>      </u>	Drainage <u>2,934</u>
TCP \$ <u>3,688.00</u>	School Impact \$ <u>      </u>

PDG PERMIT NO.
FILE # <u>SS-2007-237</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 2483 RIVER RD

SUBDIVISION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER WARREN P. WALCHER

ADDRESS 1181 17.5 RD

CITY/STATE/ZIP FRUITA, CO 81521

APPLICANT OWNER

ADDRESS \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_

TELEPHONE 260-3433

TAX SCHEDULE NO. 2945-094-00-173 & 177

SQ. FT. OF EXISTING BLDG(S) Ø

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,000

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) N/A

DESCRIPTION OF WORK & INTENDED USE: 4,000 SF  
METAL BUILDING FOR USE AS  
CONTRACTOR OFFICE

*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 I-1

SETBACKS: FRONT: 15' from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 5' from PL REAR: 10' from PL

MAX. HEIGHT 40'

MAX. COVERAGE OF LOT BY STRUCTURES 2 FAR

LANDSCAPING/SCREENING REQUIRED: YES  NO

PARKING REQUIREMENT: per site plan

SPECIAL CONDITIONS: none

Floor Drains -

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 *[Signature]* Date 7-11-07

Department Approval *[Signature]* Date 11-27-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20813</u>
Utility Accounting <u><i>[Signature]</i></u>	<u><i>[Signature]</i></u>		Date <u>12/13/07</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)

**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; Faye Hall; mike.mossburg@co.mesa.co.us; Wend...  
**Date:** 12/4/2007 11:36 AM  
**Subject:** RE: Warren Walcher

12/04/07

Based on information submitted to this office, WW LLC, located at 2483 River Road, will be required to install an oil/sand interceptor having a minimum capacity of 1000 gallons and having a minimum of two compartments. The facility indicated they may install a 1500 gallon interceptor, which is acceptable to Industrial Pretreatment.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.