

Planning \$ <u>        </u>	Drainage \$ <u>        </u>
TCP \$ <u>6,930.00</u>	School Impact \$ <u>        </u>

LDG PERMIT NO.
FILE # <u>SPR-2007-082</u>

## PLANNING CLEARANCE

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

### Grand Junction Community Development Department

99111-5586

THIS SECTION TO BE COMPLETED BY APPLICANT

(1 EQU)

BUILDING ADDRESS 725 SCARLET DR  
 SUBDIVISION SPARKMAN  
 FILING \_\_\_\_\_ BLK 6 LOT 5

TAX SCHEDULE NO. 2701-313-06-005  
 SQ. FT. OF EXISTING BLDG(S) 4,000  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6,000

OWNER DAVID & LESLIE WALKER  
 ADDRESS 1682 N 1/2 ROAD  
 CITY/STATE/ZIP GRAND JCT, CO 81521  
FRUITA

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2 CONSTRUCTION

APPLICANT ALCO BUILDING CO.  
 ADDRESS 2526 PATTERSON #101  
 CITY/STATE/ZIP GRAND JCT., CO 81505  
 TELEPHONE 970.242.1423

USE OF ALL EXISTING BLDG(S) SHOP / OFFICE  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

OFFICE / WAREHOUSE -  
NO Restroom - Less than 20 Empl.

**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> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>2 FAR</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>per site plan</u> SPECIAL CONDITIONS: <u>None</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 EJC M... Date 13 MARCH 2007  
 Department Approval Adam... Date 7-18-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR Change</u>
Utility Accounting			Date <u>7/20/07</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)