

Planning \$ <u>PA</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>FP 2006-321</u>

PLANNING CLEARANCE

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

- Vacant Land -

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 800 Sentinel Way TAX SCHEDULE NO. 2701-253-00-289
SUBDIVISION Bookcliff Tech Park SQ. FT. OF EXISTING BLDG(S) -
FILING - BLK - LOT #1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 10x32

OWNER Colorado West Improvements MULTI-FAMILY:
ADDRESS Chamber of Commerce NO. OF DWELLING UNITS: BEFORE N/A AFTER -
CITY/STATE/ZIP GJ, CO 81501 CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

APPLICANT Brian Porter USE OF ALL EXISTING BLDG(S) N/A
ADDRESS 605 25 Rd. DESCRIPTION OF WORK & INTENDED USE: No power or plumbing - storage / work table temp. trailer
CITY/STATE/ZIP GJ CO 81505
TELEPHONE 245-1990

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 <u>-</u> NO <u>X</u> PARKING REQUIREMENT: <u>-</u> SPECIAL CONDITIONS: <u>temporary construction trailer - dust & mud control required</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.

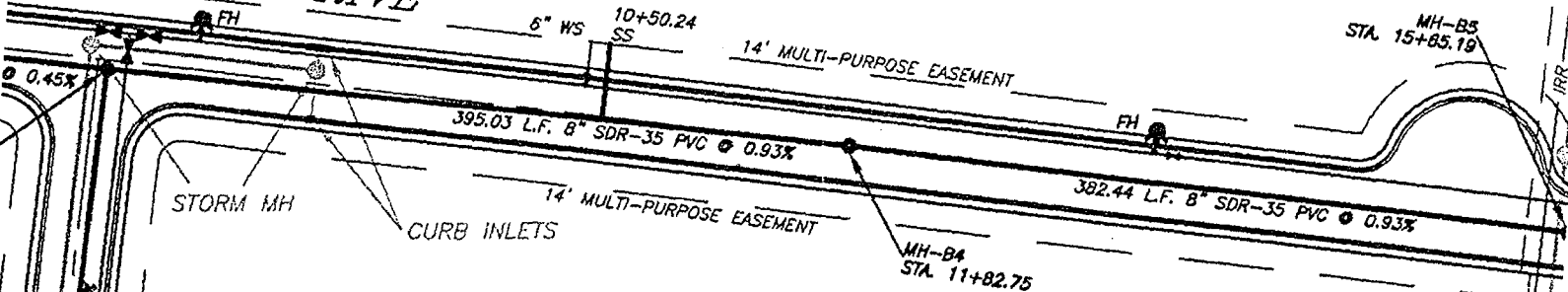
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 7/10/07
Department Approval Donnie Edwards Date 7/10/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Nowrk / sw2 Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/10/07</u>		

CCOMANNO DRIVE

PROPOSED STORM SEWER SYSTEM



MH-B5
STA. 15+85.19

MH-B4
STA. 11+82.75

SENTINEL WAY

400.00 L.F. 8" SDR-35 PVC @ 0.45%

ACCEPTED *Ronnie Edwards 7/10/07*
 ANY OTHER UTILITIES MUST BE
 LOCATED AND PLANNING
 CONSIDERED. THE
 OWNER SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY EASEMENTS
 FOR ALL UTILITY LINES.

PROPOSED STORM SEWER SYSTEM

LOT 1

MH-C2
STA. 4+00.00

6" WS
SS
3+88.09

PROPOSED STORM SEWER SYSTEM

16.5' RIGHT-OF-WAY AGREEMENT TO MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. BOOK 785 PAGE 335

TRACT D

STORM MH
20' IRRIGATION & DRAINAGE EASEMENT

14' MULTI-PURPOSE EASEMENT

20' IRRIGATION & DRAINAGE EASEMENT

25' IRRIGATION

S 1/4 COR.
SEC. 25
MCSM #164

30 Book