

Planning \$ <u> </u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

LDG PERMIT NO. <u> </u>
FILE # <u> </u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

98979 - ~~77007~~ 11007
SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 773 Valley Court

TAX SCHEDULE NO. 2697-361-03-012

SUBDIVISION

SQ. FT. OF EXISTING BLDG(S) 4000

FILING BLK LOT

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1040

OWNER Valley Court LLC 90 James M. Jenkins

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

ADDRESS PO Box J

NO. OF BLDGS ON PARCEL: BEFORE AFTER
 CONSTRUCTION

CITY/STATE/ZIP Aspen, Co. 81612-7411

APPLICANT Tesco Corp - Ellis Duran

USE OF ALL EXISTING BLDG(S) office, warehouse, and equipment repair

ADDRESS 773 Valley Court

DESCRIPTION OF WORK & INTENDED USE: Storage

CITY/STATE/ZIP Grand Junction, Co 81505

TELEPHONE 907-242-3863

NO WTR / SWR Change.

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 <u> </u> NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u> </u> from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10</u> from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>obtain building permit from County</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>2.0 FAR</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 Ellis Duran Date 5/9/07
 Department Approval Adam Date 6-11-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u> </u>
Utility Accounting <u> </u>			Date <u>6/11/07</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)