

Planning \$ <u>pd w/ app</u>	Drainage \$ <u>755<sup>00</sup></u>
TCP \$ <u>11,645.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-2008-079</u>

Const Fee 450.00

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development) 4/5 Employees  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

no manuf  
no investment  
no work

BUILDING ADDRESS 701 S. 9th ST  
 SUBDIVISION Milldale  
 FILING \_\_\_\_\_ BLK 12 LOT 5-13

TAX SCHEDULE NO. 2945-231-02-024  
 SQ. FT. OF EXISTING BLDG(S) 3,049 sf to be removed  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 14,500 sf

OWNER Allen Munro  
 ADDRESS 617 Viewport Dr  
 CITY/STATE/ZIP GJ, CO. 81506

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

APPLICANT Austin Civil Group  
 ADDRESS 336 Main ST. Suite 203  
 CITY/STATE/ZIP GJ, CO. 81501  
 TELEPHONE 242-7540

USE OF ALL EXISTING BLDG(S) Warehouse  
 DESCRIPTION OF WORK & INTENDED USE: Removed  
old building construct 14,500 sf warehouse  
with parking lot

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-2  
 SETBACKS: FRONT: 15' from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 0' from PL REAR: 10' from PL  
 MAX. HEIGHT 40'  
 MAX. COVERAGE OF LOT BY STRUCTURES FAR 2.00

LANDSCAPING/SCREENING REQUIRED: YES  NO  
 PARKING REQUIREMENT: 14 sp (incl's 1 HC)  
 SPECIAL CONDITIONS: \_\_\_\_\_

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).

X Applicant's Signature Allen Munro 16 MAY 2008 Date  
 Department Approval Antonia Costello Date 7/2/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>21115</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7/3/08</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)