

TCP \$ 18,480

School Impact \$ —

FILE # ANX/SPR-2007-023

insp. fee \$ 970

### 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 842 2 1/2 Rd

TAX SCHEDULE NO. 2697 254 03 004

SUBDIVISION Rivervein Commercial

SQ. FT. OF EXISTING BLDG(S) Ø

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 4

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8,000

OWNER Knight & Durmas Properties

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

ADDRESS 780 2 1/2 Rd

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

CITY/STATE/ZIP GJ CO 81505

APPLICANT MCCI ENGINEERING  
~~Mackenzie Engineering~~

USE OF ALL EXISTING BLDG(S) Ø

ADDRESS 4724 24 Road Suite A200

DESCRIPTION OF WORK & INTENDED USE: 1500 sqft of office space with 6500 sqft of warehouse/storage

CITY/STATE/ZIP GJ CO 81501

TELEPHONE (970) 245-9572  
~~314 3266~~

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>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>per plan</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>The fence in the shared driveway on the north side of the parcel must be removed if the drive must function as one driveway before a C.O. will be issued.</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>2 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 [Signature] Date 12-22-06

Department Approval [Signature] Date 3-25-08

Additional water and/or sewer tap fee(s) are required: YES <u>L</u> NO _____	W/O No. <u>20950</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/25/08</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)