

Planning \$ _____	Drainage \$ _____
TCP \$ <u>15,058.50</u>	School Impact \$ _____

BLDG PERMIT NO. <u>112005</u>
FILE # <u>SPR-2007-097</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2133
Bond St.

THIS SECTION TO BE COMPLETED BY APPLICANT

2697-253-13-007

BUILDING ADDRESS ~~839 21 1/2 Road~~

TAX SCHEDULE NO. ~~2697-253-00-123~~

SUBDIVISION Jobsite Subdivision

SQ. FT. OF EXISTING BLDG(S) 0 none

FILING _____ BLK 2 LOT 7

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 12,000 sq. ft

OWNER USA Trucking, LLC Rick Legerski

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS P.O. Box 40

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

CITY/STATE/ZIP Mills Wyoming 82644

APPLICANT Commercial Construction
TPI Mike Drake

USE OF ALL EXISTING BLDG(S) commercial

ADDRESS 2471 River Road #A

DESCRIPTION OF WORK & INTENDED USE: construct
warehouse for loading/unloading
w/ truck bays

CITY/STATE/ZIP Grand Junction CO 81505

TELEPHONE 970-243-4642

less than 20 mph

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 _____ <i>Der landscape plan</i>
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	PARKING REQUIREMENT: <u>per site plan</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>none</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 Mike Drake Date 2/20/07

Department Approval Adam Ows Date 4/11/08

Ronnie okay

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>26980</u>
Utility Accounting <u>OK</u>	Date <u>4/11/08</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)