

Planning \$ <u>Pdw/App</u>	Drainage <u>2508.00</u>
TCP \$ <u>7657.00</u>	School Impact \$ <u>A</u>

JG PERMIT NO.
FILE # <u>SS-2008-105</u>

Const Fee 450<sup>00</sup>

### 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 5101 & 5144 1/2 S Commercial TAX SCHEDULE NO. 2945-102-14-039, 040

SUBDIVISION WESTGATE PARK SQ. FT. OF EXISTING BLDG(S) 0

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 38 & 39 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,444

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

ADDRESS PO BOX 1765 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION \_\_\_\_\_

CITY/STATE/ZIP GRAND JCT, CO 81502 USE OF ALL EXISTING BLDG(S) OFFICE/WAREHOUSE

APPLICANT ROB ROWLANDS DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
CONSTRUCT OFFICE/WAREHOUSE BLDG,  
FOR SERVICE COMPANIES

ADDRESS 917 MAIN ST.  
 CITY/STATE/ZIP GRAND JCT, CO 81501  
 TELEPHONE 241-1903

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 C-2 LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_

SETBACKS: FRONT: 15 from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 10 from PL  
 PARKING REQUIREMENT: yes

MAX. HEIGHT 40 SPECIAL CONDITIONS: \_\_\_\_\_

MAX. COVERAGE OF LOT BY STRUCTURES N/A

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 3/20/08

Department Approval [Signature] Date 6/17/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>127466</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/17/08</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)