

Planning \$ <u>Pdw/App</u>	Drainage \$ <u>3660.52</u>
TCP \$ <u>2777.00</u>	School Impact \$ <u>A</u>

BLDG PERMIT NO.
FILE # <u>SPR - 2008 - 056</u>

## 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 3166 Pipe Ct  
 SUBDIVISION Pipe Trades  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2943-201-13-002  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2400

OWNER Jim Whitely  
 ADDRESS 3157 XL Spur  
 CITY/STATE/ZIP Grand Jct CO 81503

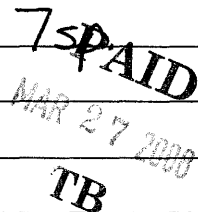
**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1 CONSTRUCTION

APPLICANT Jerry Livingston  
 ADDRESS 2163 Compass Dr #234  
 CITY/STATE/ZIP Grand Jct CO 81506  
 TELEPHONE 210-9034

USE OF ALL EXISTING BLDG(S) N/A  
 DESCRIPTION OF WORK & INTENDED USE:  
office + storage for pump parts

**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>C-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>7 SPAID</u> SPECIAL CONDITIONS: _____ <div style="text-align: center;">  </div>
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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 3/6/08  
 Department Approval [Signature] Date 3/27/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>20955</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/27/08</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)

**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; mike.mossburg@co.mesa.co.us; Wendy Spurr  
**Date:** 7/18/2008 8:46 AM  
**Subject:** RE: J & A Services

7/18/08

Based on information submitted to this office, J & A Services, located at 3166 Pipe Court, will be required to install a commercial INESCO Steamco water/oil separator system. The system incorporates a collection pit, water recycle capability, water/oil separation and wash water chemical feed and is utilized with a baffled trench drain located on the facility wash pad, to control mud and sand from washing vehicles. No oil/sand interceptor is required at this time, dependent upon the proper operation of this water/oil separation system.

Should you have questions or comments, please contact Mike Shea, Jack Beach or myself at (970) 256-4180.