

Planning \$ <u>PD</u>	Drainage \$ <u>no change</u>
TCP \$ <u>no change</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>N/A</u>	

Permit No.
File # <u>MSP-2009-114</u>

886-1
211 Hale

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 201, 205, 211 & 219 Hale Ave.

TAX SCHEDULE NO. 2945-221-00-080 & 2945-221-01-001-003

SUBDIVISION O-Boyle

SQ. FT. OF EXISTING BLDG(S) 5500

FILING - BLK - LOT -

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER Hale Avenue, LLC

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE N/A AFTER -
CONSTRUCTION

ADDRESS -

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

CITY/STATE/ZIP -

USE OF ALL EXISTING BLDG(S) Shop - no change

APPLICANT Kim Pearlman (K&M towing)

DESCRIPTION OF WORK & INTENDED USE: Shop for

ADDRESS 585 25.5 RD #60

Commercial Towing Business

CITY/STATE/ZIP Grand Junction, CO. 81505

TELEPHONE 201-8913

Lot for Impounds - NO WR/SWR CHANGES

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

only no changes to existing bldgs / perm #

ZONE <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>-</u> from Property Line (PL) or <u>-</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>no charge</u>
SIDE: <u>-</u> from PL, REAR: <u>-</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>existing</u>	SPECIAL CONDITIONS: <u>Revocable Permit</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>no expansion</u>	<u>will be recorded for bldg encroachment</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 [Signature] Date 3-17-09
 Planning Approval Ronnie Edwards Date 5-20-09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>5/20/09</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)