

JK

Planning \$ <u>PD</u>	Drainage \$ <u>507.36</u>
TCP \$ <u>1,646.00</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>450.00</u>	Banner Acct # - <u>52551-331</u>

Jg Permit No.
File # <u>SPR 2008266</u>

underground utility fee - \$1,285.83

PLANNING CLEARANCE

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

Banner 52551-331
Water/Sewer PD

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 821 Third Ave.
 SUBDIVISION Milldale Sub.
 FILING _____ BLK 19 LOT 546

TAX SCHEDULE NO. 2945-231-09-003
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2,000

OWNER David + Michelle Berry
 ADDRESS 813 3rd Avenue
 CITY/STATE/ZIP Grand Junction, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT SAME AS OWNER
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 216-8033

USE OF ALL EXISTING BLDG(S) Warehouse (proposed)
 DESCRIPTION OF WORK & INTENDED USE: Grading, paving, install 50x40 Metal Bldg. + landscaping

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR-2.0</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).

Applicant's Signature David W. Berry Date 7/31/08
 Planning Approval Ronnie Edwards Date 3/2/09

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>2/1/09</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)