

PCN-2010-401

Planning \$	N/A	Drainage \$	N/A
TCP \$	N/A	School Impact \$	N/A
Inspection \$	N/A		

Permit No.	
File #	CUP-2010-034

1000278-01

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 842-B 2 1/2nd TAX SCHEDULE NO. 2697-254-03-004
 SUBDIVISION Riverview Commercial SQ. FT. OF EXISTING BLDG(S) 10,000
 FILING _____ BLK _____ LOT 4 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A
 OWNER Knight + Durmas Properties MULTI-FAMILY:
 ADDRESS 280-2 1/2nd Rd NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP Grand Jct. Co. 81505 CONSTRUCTION _____
 APPLICANT BAKER ATLAS NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 ADDRESS 1540 S. 1700 E. USE OF ALL EXISTING BLDG(S) WIRELINE SERVICE
 CITY/STATE/ZIP VERNAL, UT 84078 DESCRIPTION OF WORK & INTENDED USE: _____
 TELEPHONE 435-789-1788 EXPLOSIVES AND HAZARDOUS MATERIALS
STORAGE (IMPROV AND BUNKER)

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-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>MAINTAIN EXISTING</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>SEE CUP-2010-034</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>AND SITE PLAN SIGNED 10/21/10</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 Randy Morin (Randy Morin) Date 3/23/10
 Planning Approval Brian Lusk Date 10/21/10

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>none</u>
Utility Accounting: <u>[Signature]</u>	Date <u>10-21-10</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)