

Planning \$ <u>0</u>	Drain \$ <u>0</u>
TCP \$	School Impact \$
Inspection \$ <u>0</u>	

Buildg Permit No.
File # <u>MSP-2010-058</u>

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 823 22 Rd

TAX SCHEDULE NO. 2697-254-00-124

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 0

FILING _____ BLK _____ LOT _____

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

OWNER Knight & Durmas Properties LLC

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

ADDRESS PO Box 43

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

CITY/STATE/ZIP Whitewater, CO 81527

USE OF ALL EXISTING BLDG(S) NA

APPLICANT TPI Industrial, Inc.

DESCRIPTION OF WORK & INTENDED USE: Gravel
43,460 sf and fence graveled area
for storage

ADDRESS 2471 Riverside Prkway #A

CITY/STATE/ZIP GJ, CO 81505

TELEPHONE 243-4642

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 _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT _____	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>SEPARATE FENCE PERM - 15.02.10</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 [Signature] Date 5/6/10

Planning Approval [Signature] Date 6/15/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>6/16/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Plannind) (Yellow: Customer) (Pink: Building Department) (Goldend: Utility Accounting)