

Planning \$ <u>0</u>	Drainage \$ <u>1363.47</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>710</u>	

Permit No.
File # <u>SPR-2009-045</u>

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

Lot _____
 BUILDING ADDRESS 3173 Pipe Ct.
 SUBDIVISION Pipe Trades Subdivision
 FILING _____ BLK 1 LOT 9

TAX SCHEDULE NO. 2943-221-13-009
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER J & A Services LLC
 ADDRESS 3166 Pipe Ct
 CITY/STATE/ZIP Grand Junction/CO/81504

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

APPLICANT Jerry Livingston
 ADDRESS 2764 Compass Dr #234
 CITY/STATE/ZIP Grand Junction/CO/81506
 TELEPHONE 970-210-9034

USE OF ALL EXISTING BLDG(S) N/A
 DESCRIPTION OF WORK & INTENDED USE: outdoor storage yard
 PAID
 FEB 23 2010

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

THIS SECTION TO BE COMPLETED BY PLANNING 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>N/A</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>PER PLANS</u> FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SPECIAL CONDITIONS: <u>IMPROVEMENTS SECURED BY DIA</u>
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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 2-23-09
 Planning Approval [Signature] Date 6/23/10

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>6/23/10</u>

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