

Planning \$ <u>Paid</u>	Drainage \$ <u>—</u>
TCP \$ <u>2,456.80</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>81156</u>
FILE # <u>SPR-2001-084</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2142 CROOKSTON BLVD. TAX SCHEDULE NO. 2701-362-35-000

SUBDIVISION CROOKSTON COLO. WEST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6,100

FILING 2 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

OWNER CACTUS HOLDINGS, LLC NO. OF DWELLING UNITS: BEFORE 1 AFTER 1

ADDRESS 743 HORIZON CT., CTE 204 CONSTRUCTION

TELEPHONE (970) 245-8011 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

CONSTRUCTION

APPLICANT EILEEN BLANCHARD USE OF ALL EXISTING BLDGS —

ADDRESS 743 HORIZON CT., CTE 204 DESCRIPTION OF WORK & INTENDED USE: BUILD NEW

TELEPHONE (970) 245-8011 OFFICE BLDG - 1 STORY, 6,100 SQ. FT.

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 LANDSCAPING/SCREENING REQUIRED: YES  NO

SETBACKS: FRONT: 15' from Property Line (PL) or Per Approved Plan  
 from center of ROW, whichever is greater  
 SIDE: 0' from PL REAR: 10' from PL  
As per plan

PARKING REQUIREMENT: 24 includes 1 H.C.

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 William M. M... .. Date 03/29/01

Department Approval L... .. Date June 5, 2001

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14146</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7/23/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)