Planning $ Pd.	Drainage N/A	BLDG PERMIT NO. 87419
TCP $ 5,734.00 waived	School Impact $ N/A	FILE # FP-2002-201

PLANNING CLEARANCE

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

Grand Junction Community Development Department

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜ (Temporary)

BUILDING ADDRESS 605 28 1/4 Rd / 603 28 1/4 Rd. TAX SCHEDULE NO. 2943-063-27-001

SUBDIVISION Village Park

SQ. FT. OF PROPOSED BLDG(S)/ADDITION Lot 2A: 9,000 SF & 450 SF SHED / Lot 2B: 5,100 SF

FILING 1 BLK 1 LOTS 2A/2B

SQ. FT OF EXISTING BLDG(S) —

NO. OF DWELLING UNITS: BEFORE — AFTER — CONSTRUCTION

OWNER Denny Granum

NO. OF BLDGS ON PARCEL: BEFORE ____ AFTER 2 CONSTRUCTION

ADDRESS 759 Horizon

TELEPHONE 243 4022

USE OF ALL EXISTING BLDGS OFFICE, storage room.

APPLICANT Denny Granum

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 759 Horizon

CONSTRUCT OFFICE BLDG & ASSOCIATED

TELEPHONE 243 4022

LANDSCAPE & PKG IMPROVEMENTS

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

1st Bldg only

☞ THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ☜

ZONE Planned Development

LANDSCAPING/SCREENING REQUIRED: YES ✓ NO ____

SETBACKS: ~~FRONT:~~ ____ from Property Line (PL) or ____ from center of ~~ROW,~~ whichever is greater

PARKING REQUIREMENT: Lot 2A - 27 spaces / Lot 2B - 25 spaces

SIDE: ____ from PL REAR: ____ from PL

Per Approved Plan.

SPECIAL CONDITIONS:

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT — TRAFFIC ZONE — ANNX —

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 [signature] Date 9/13/02

Department Approval Joe V. Bowen Date 12/12/02

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 15563
Utility Accounting Marshall Sale			Date 12/12/02

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)