Planning \$ Pa	Draina N/A
TCP\$ 5,734.00 WAIVED	School Impact \$ N/A

$\gamma$	G PERMIT NO. 874/9	
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## **PLANNING CLEARANCE**

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

Grand Junction Community Development Department

THIS SECTION TO BE COM	IPLETED BY APPLICANT TO (TEMPORARY)		
BUILDING ADDRESS 405 28/4 Rd /603 28/4 Rd			
subdivision <u>Village Park</u>	Lot 2A: 9,000 SF \$450 SF SQ. FT. OF PROPOSED BLDG(S)/ADDITION LOT 2B: 5,100 SF SHED		
FILING   BLK   LOTS ZA/ZB	SQ. FT OF EXISTING BLDG(S)		
OWNER Denny Granum ADDRESS 759 Horizie	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION  NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION		
TELEPHONE 743 4022	USE OF ALL EXISTING BLDGS OFFICE, Storage room		
APPLICANT DENNY FRANKA	DESCRIPTION OF WORK & INTENDED USE:		
ADDRESS 739 Horizon	CONSTRUCT OFFICE BLDG & ASSOCIATED		
TELEPHONE 2/3 Yorz	LANDSCAPE & PKG IMPROVEMENTS		
✓ Submittal requirements are outlined in the SSID (Submittal St	1st 13 da only		
** THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF *** (/		
ZONE Planned Development	LANDSCAPING/SCREENING REQUIRED: YES V NO		
SETBACKS: FRONT: from Property Line (PL) or	PARKING REQUIREMENT: Lot 24 - 27 spaces/Lot2B-25 spaces		
from center of ROW, whichever is greater  SIDE:  from PL  REAR:  from PL  MAXIMUM HEIGHT  FOR APPROVED PLANT.	SPECIAL CONDITIONS:		
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 st One stamped set must be available on the job site at all times.	amped by City Engineering prior to issuing the Planning Clearance.		
I hereby acknowledge that I have read this application and the informal laws, regulations, or restrictions which apply to the project. I understain but not necessarily be limited to him. use of the building(s).			
Applicant's Signature	Date 9/13/02		
Department Approval Jan. D. Bruce	Date /2/12/02		
Additional water and/or sewer tap fee(s) are required: YES	NO W/O No. 1556.3		
Utility Accounting Marchall 6	Date $\frac{12}{6}$		

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)