Planning \$	Paid	Drainag	NUA
TCP \$	Ø	School Impact \$	ALIA



G PERMIT NO.			
FILE# CUP-2003-040			

## PLANNING CLEARANCE

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

Grand Junction Community Development Department

718-544/ SECTION TO BE COMPLETED BY APPLICANT SE				
BUILDING ADDRESS 502 281/2 Rd.	TAX SCHEDULE NO. 2943 - 074 - 00-075			
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1440 Q			
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S)			
owner John A Krzystofiak  ADDRESS 1140 FOST Main Street Cortez, C  TELEPHONE (970) 565-3761  8132	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION  USE OF ALL EXISTING BLDGS Vacanta			
APPLICANT Damen Loy / Valorie	DESCRIPTION OF WORK & INTENDED USE:			
ADDRESS 2866A Orchard AVE GJ CO	Air Conditioning ? Heating			
TELEPHONE 255-6641	(Interior only)			
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.				
	IUNITY DEVELOPMENT DEPARTMENT STAFF 188			
ZONE	LANDSCAPING/SCREENING REQUIRED: YES X NO			
	PARKING REQUIREMENT:			
MAXIMUM HEIGHT 40'				
MAXIMUM COVERAGE OF LOT BY STRUCTURES ### 1.0	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 s One stamped set must be available on the job site at all times.	stamped by City Engineering prior to issuing the Planning Clearance.			
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	Date			
Department Approval <u>Connil Salvaus</u>	APA Dette 5/14/03			
Additional water and/or sewer tap fee(s) are required: YES	NO WAND TO			
Utility Accounting Alberta Conc	uer Date 6-12-03			

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)

