

Planning \$ <u>Paid</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

PERMIT NO.
FILE # <u>SPP-2003-091</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

33352-255

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 745 WINTERS AVE

TAX SCHEDULE NO. 2945-231-15-007

SUBDIVISION BENTON CANYON 1ST

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING - BLK 7 LOT 9, 10, 11

SQ. FT OF EXISTING BLDG(S) demol SFR

OWNER JAMES & KRISTINE HARENZA

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 745 WINTERS AVE

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

TELEPHONE 241-5249

USE OF ALL EXISTING BLDGS Light Commercial

APPLICANT AUSTIN & AUGUSTA

DESCRIPTION OF WORK & INTENDED USE: NEW

ADDRESS 2441 BELLA PALM DR

CONSTRUCTION

TELEPHONE 243-1985

2 employees (9-5)

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 I-1

LANDSCAPING/SCREENING REQUIRED: YES X NO

SETBACKS: FRONT: 15' from Property Line (PL) or from center of ROW, whichever is greater

PARKING REQUIREMENT: _____

SIDE: 5' from PL REAR: 10' from PL

SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 2.0 FAR

CENSUS TRACT _____ TRAFFIC ZONE N/A 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 [Signature]

Date 4.30.03

Department Approval Ronnie Edwards APA

Date 9/30/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no change</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-30-03</u>

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)