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

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| BLDG PERMIT NO. |
| FILE # <u>PDR-2003-117</u> |

PLANNING CLEARANCE

Phase II

+ Sewer tap fee (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

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| BUILDING ADDRESS <u>2255 Broadway</u> | TAX SCHEDULE NO. <u>2945-181-15-004</u> |
| SUBDIVISION <u>MEADOWLARK GARDEN</u> | SQ. FT. OF EXISTING BLDG(S) <u>0</u> |
| FILING _____ BLK <u>N/A</u> LOT <u>4</u> | SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>2900</u> |

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|---|--|
| OWNER <u>Edward Del Duca</u> <u>Angeline Barrett</u> | MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u> CONSTRUCTION |
| ADDRESS <u>2255 Broadway</u> | NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u> CONSTRUCTION |
| CITY/STATE/ZIP <u>Grand Junction CO</u> | USE OF ALL EXISTING BLDG(S) <u>N/A</u> Neighborhood Retail |

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|---|---|
| APPLICANT <u>Edward Del Duca</u> | DESCRIPTION OF WORK & INTENDED USE: _____ |
| ADDRESS <u>2261 Broadway</u> | <u>Phase II - 2 Condo Units</u> |
| CITY/STATE/ZIP <u>Grand Junction CO 81503</u> | <u>for Retail Use</u> |
| TELEPHONE <u>970 242 3379</u> | |

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

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| ZONE <u>PD</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____ | LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ PARKING REQUIREMENT: <u>per plan -</u> SPECIAL CONDITIONS: _____ <p style="text-align: center;"><u>N/A</u></p> |
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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).

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| Applicant's Signature <u>Ed Del Duca</u> | Date <u>06-24-04</u> |
| Department Approval <u>Ronnie Edwards</u> | Date <u>7/12/04</u> |

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|--|---------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <u>X</u> | NO | W/O No. <u>17599</u> |
| Utility Accounting <u>Overholt</u> | Date <u>9/14/04</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)