

Planning \$ <u>0</u>	Drainage <u>N/A</u>
TCP \$ <u>3,095.00</u>	School Impact \$ <u>N/A</u>

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

at this time per Rick Dennis

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2255 BROADWAY
 SUBDIVISION MEADOWLARK GARDEN
 FILING BLK LOT 4
 OWNER PT MCGOVERN
Ed DEL DUCA & Angelina Barrett
 ADDRESS 2261 BROADWAY
 TELEPHONE 242-3379
 APPLICANT Ed DEL DUCA
 ADDRESS 2261 BROADWAY
 TELEPHONE 242-3379

TAX SCHEDULE NO. 2945-181-15-004
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~5400~~ 2500s.f. Phase 1
 SQ. FT OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS
 DESCRIPTION OF WORK & INTENDED USE: construct
RETAIL Building, Parking
Landscaping, Pillar Hut

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 PLANNED DEVELOPMENT LANDSCAPING/SCREENING REQUIRED: YES X NO
 SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: from PL REAR: from PL
 PARKING REQUIREMENT: per plan
 SPECIAL CONDITIONS:
 MAXIMUM HEIGHT Per Plan
 MAXIMUM COVERAGE OF LOT BY STRUCTURES CENSUS TRACT TRAFFIC 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 Ed Del Duca Date 05/20/03
 Department Approval Ponnie Edwards APA Date 8/23/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17596</u>
Utility Accounting	<u> </u>		Date <u>9/10/04</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)