

Planning \$ <u>A Plan/APP</u>	Drains <u>0</u>
TCP \$ <u>500⁰⁰ pd via</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>SPR-2004-120</u>

Funds transfer

PLANNING CLEARANCE

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

Grand Junction Community Development Department

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THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2192 Buffalo Dr.

SUBDIVISION Canyon View

FILING _____ BLK _____ LOT _____

OWNER City of Grand Junction

ADDRESS 250 N. 5th St

CITY/STATE/ZIP Grand Junction 81501

APPLICANT Rolland Engineering

ADDRESS 405 Ridges Blvd.

CITY/STATE/ZIP Grand Junction 81503

TELEPHONE 243-8300

TAX SCHEDULE NO. 2947-351-17-941

SQ. FT. OF EXISTING BLDG(S) N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1000sq

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDG(S) _____

DESCRIPTION OF WORK & INTENDED USE: _____

Improvement to a City of Grand Junction park (windgate)

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

SIDEWALK/PLANTING/LANDSCAPING/CONCRETE

ZONE CSR

SETBACKS: FRONT: 15' from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 10' from PL

MAX. HEIGHT 40'

MAX. COVERAGE OF LOT BY STRUCTURES FAR-1.00

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: Per Plan

SPECIAL CONDITIONS: _____

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 Tom Dixon

Date 8 April 2004

Department Approval Debra J. Castello

Date 8/2/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
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Utility Accounting <u>SEPARATE CLEARANCE WILL BE OBTAINED FOR BATHROOM CONSTRUCTION PIP + SEWER EXTENSION</u>	Date <u>8/3/04</u>
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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)