

Planning \$ 10.00	Drainage \$ 0
TCP \$ 0	School Impact \$ 0

BLDG PERMIT NO.
FILE # GRD-2005-141

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 640 24 RD
 SUBDIVISION CANYON VIEW RMPAS PUE
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-043-00-181
 SQ. FT. OF EXISTING BLDG(S) N/A
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER WTN COEX II LLC
 ADDRESS 3501 SW FACELAND
 CITY/STATE/ZIP TOPEKA KS 66614

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER _____
 CONSTRUCTION

APPLICANT DUSTY COMMERCIAL DEVELOPMENT
 ADDRESS 3501 SW FACELAND
 CITY/STATE/ZIP TOPEKA KS 66614
 TELEPHONE (785) 925-0376

USE OF ALL EXISTING BLDG(S) _____
 DESCRIPTION OF WORK & INTENDED USE: _____

GRADING & STORM SEWER
NOT FOR THE BUILDING JUST
Grading + Storm Sewer

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 <u>C-1</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 _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: _____
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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).

Applicant's Signature [Signature]
 Department Approval [Signature] Day Haul per Pat Cecil

Date 30 June 05
 Date 6/30/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Grading + storm sewer only! planning clearance for bldg in the future</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/30/05</u> <u>Not</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code) THE

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting) 3166