

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. _____
 FILE # FP-2005-094

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 2969 B 1/2 Road

TAX SCHEDULING NO. 2943-294-000-038

SUBDIVISION Chipeta Glenn Subdivision, Filing 2

SQ. FT. OF PROPOSED BDLG(S)/ADDITION N/A

FILING 1 BLK 1 LOT _____

SQ. FT. OF EXISTING BDLG(S) None

OWNER Fred Fodrea

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 2030 Wrangler Way, Grand Junction, CO 81503

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

TELEPHONE (970) 241-8781

USE OF ALL EXISTING BLDGS N/A

APPLICANT Jeff Mace, Thompson-Langford Corporation

DESCRIPTION OF WORK & INTENDED USE Site Grading only

ADDRESS 529 25 1/2 Road, Suite B210, Grd. Jnctn, CO 81505

TELEPHONE (970) 243-6067

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 _____
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: _____
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 7/25/05

Department Approval [Signature]

Date 7/25/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>SITE GRADING ONLY</u>
Utility Accounting <u>[Signature]</u>			Date <u>7/26/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)