

Planning \$ <u>PR</u>	Drain: \$ <u>N/A</u>
TCP \$ <u>18,340.00</u>	School Impact \$ <u>N/A</u>

DG PERMIT NO.
FILE # <u>SPR-2005-169</u>

~~\$2223/1000~~ ~~\$1091⁰⁰/1000~~ **PLANNING CLEARANCE**
 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

\$9,001

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2302 Grand Park Drive TAX SCHEDULE NO. 2701-323-11-001
 SUBDIVISION Grand Park South SQ. FT. OF EXISTING BLDG(S) 0
 FILING _____ BLK 1 LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8250
 OWNER Martin & Donna Azcarraga MULTI-FAMILY:
 ADDRESS 2323 River Rd NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CITY/STATE/ZIP Grand Jct. CO 81505 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 APPLICANT TPI/Chris McCallum USE OF ALL EXISTING BLDG(S) NA
 ADDRESS 2471 River Rd - Unit A DESCRIPTION OF WORK & INTENDED USE: Construct
 CITY/STATE/ZIP Grand Jct. CO 81505 8250 ft² building for Bob Scott
 TELEPHONE 243-4642 RV service center

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 I-2 LANDSCAPING/SCREENING REQUIRED: YES NO _____
 SETBACKS: FRONT: 15' from Property Line (PL) or _____
 _____ from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL PARKING REQUIREMENT: 1/sp.
 MAX. HEIGHT 40' SPECIAL CONDITIONS: _____
 MAX. COVERAGE OF LOT BY STRUCTURES 2.0 FAR limited retail - accessory use to service center

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 7-7-05
 Department Approval Ronnie Edwards Date 8/31/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>10370</u>
Utility Accounting <u>AC</u>			Date <u>8/21/05</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)