

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE #

## 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 603 S Hwy 50  
 SUBDIVISION Fairley Add  
 FILING \_\_\_\_\_ BLK 5 LOT 2

TAX SCHEDULE NO. 2945-262-05-001  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

OWNER LKG LLC  
 ADDRESS 2067 Rim Shadow Ct.  
 CITY/STATE/ZIP BJ, CO 81503

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) \_\_\_\_\_

APPLICANT Miguel Angel Gutierrez  
 ADDRESS 416-A Broken Arrow Dr  
 CITY/STATE/ZIP Grand Junction CO 81504  
 TELEPHONE 970) 243-1434

DESCRIPTION OF WORK & INTENDED USE: Sinks  
Current fair market value 86,320.  
estimated remodeling cost 5,000.00

**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 _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>N/A</u>
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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] Date 11-29-05  
 Department Approval Gaylean Henderson Date 11-29-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>99325-11803</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-29-05</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)