

Planning \$ <u>Pd w/ MSP</u>	Drain <u>0</u>
TCP \$ <u>714.00</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>MSP-2004-275</u>

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 2841 NORTH AVE.

SUBDIVISION N/A

FILING _____ BLK _____ LOT _____

OWNER Robert & Luana White

ADDRESS 632 Galena Drive

CITY/STATE/ZIP Fruita, CO 81521

APPLICANT SAME

ADDRESS _____

CITY/STATE/ZIP _____

TELEPHONE 434-8833

TAX SCHEDULE NO. 2943-182-00-020

SQ. FT. OF EXISTING BLDG(S) 1200 main
960 garage

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3
 CONSTRUCTION (1 storage)

USE OF ALL EXISTING BLDG(S) Residential

DESCRIPTION OF WORK & INTENDED USE: Residential
 Site Plan change to Commercial use
 SITE PLAN REVIEW - MINOR

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

NO change in use for sewer less than 20 emp-

ZONE <u>C-1</u> SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>40</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>NA</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>Per Plan</u> SPECIAL CONDITIONS: <u>No C.O. until all improvements complete or DIA of outstanding work. Call Rick Doris when done so he can check detention pond.</u>
--	--

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 Robert W. White Luana White Date 11/16/04

Department Approval Kristen K. Albrecht for Santa Costello Date 11/15/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>03197-3904</u>
Utility Accounting <u>Wabi Overholt</u>	Date <u>11-16-05</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)