

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

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BLDG PERMIT NO.
FILE # <u>FP-2005-050</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 2325 W. Ridge Blvd. TAX SCHEDULE NO. 2945-203-01-046
 SUBDIVISION Redlands Mesa Sub SQ. FT. OF EXISTING BLDG(S) _____
 FILING 1 BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____
 OWNER Red Junction LLC MULTI-FAMILY:
 ADDRESS 2299 W. Ridge Blvd. NO. OF DWELLING UNITS: BEFORE 0 AFTER _____
 CITY/STATE/ZIP Grand Jct., CO 81503 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER _____
 APPLICANT Sun King Mgmt Corp USE OF ALL EXISTING BLDG(S) _____
 ADDRESS P.O. Box 3299 DESCRIPTION OF WORK & INTENDED USE: Pal 4
 CITY/STATE/ZIP Grand Jct., CO 81502 related facilities
 TELEPHONE 970-245-9173

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>PD</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: <u>as per existing</u> SPECIAL CONDITIONS: <u>See approved plans in file # FP-2005-050</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 4-28-05
 Department Approval [Signature] Date 4-28-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>4/28/05</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)