

Planning \$ <u>N/A</u>	Drain \$ <u>615-00</u>
TCP \$ <u>2,555-00</u>	School Impact \$ <u>N/A</u>

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LDG PERMIT NO.
FILE # <u>SPR-2004-251</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 2081 UNAWEEP AVENUE
 SUBDIVISION PERKINS
 FILING _____ BLK 4 LOT _____

TAX SCHEDULE NO. 2945-261-04-004
 SQ. FT. OF EXISTING BLDG(S) —
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6,192.5

OWNER GEORGE SAIG T. CHAC
 ADDRESS 2851 PICARDY
 CITY/STATE/ZIP GRAND JUNCTION CO.

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

APPLICANT MERV HEINECKE
 ADDRESS 1820 O ROAD
 CITY/STATE/ZIP FRUITA CO.

USE OF ALL EXISTING BLDG(S) —
 DESCRIPTION OF WORK & INTENDED USE:
CONSTRUCT DETAIL BUILDING

TELEPHONE 858 3102
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

(4 UNITS) NO CONDOS

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

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>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>28 REQ / 28 PROVIDED</u> SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS.</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 Robert N. [Signature] FOR MERV HEINECKE

Date 10-4-04

Department Approval [Signature]

Date 3-25-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18007</u>
Utility Accounting	<u>1 EQW FOR 20 OLDS EMPLOYEES. AS TARRANT FINISIT OWERS EQW WILL BE USED - ANY EXCESS OVER 1 EQW WILL BE PAID AT TARRANT FINISIT</u>		Date <u>3/29/05</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)