

Planning \$ <u>Paid</u>	Drain: \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

.DG PERMIT NO.
FILE # <u>CUP-2005-300</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

COP

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 719 ARROWEST CT

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER ARROWEST LLC

ADDRESS 830 N. 7th ST

CITY/STATE/ZIP GJ, CO 81501

APPLICANT ROB ROWLANDS

ADDRESS 917 MAIN ST

CITY/STATE/ZIP GRAND JCT., CO 81501

TELEPHONE 244-1903

TAX SCHEDULE NO. 2701-34-01-07

SQ. FT. OF EXISTING BLDG(S) 11,600

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

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) OFFICE/WAREHOUSE/REPAIR SHOP

DESCRIPTION OF WORK & INTENDED USE: INSTALL FIRE SEPARATION WALLS & FIRE SPRINKLER SYSTEM

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>I-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>no additional required</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>Additional paving req.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 [Signature] Date 12/15/05

Department Approval [Signature] Date 3/3/06

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>3/8/06</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)