

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>4,035.-</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPB-2005-149</u>

175652 -  
Prem #863

**PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

9 Pkg spaces  
5-10 employees

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2560 F. Road  
 SUBDIVISION Vastatek Minor  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-034-00-000  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3,000 sq. ft

OWNER Dave Pratiatti  
 ADDRESS 1888 Deer Park Cir. N.  
 CITY/STATE/ZIP Grand Junction, CO 81503

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

APPLICANT Western Constructors  
 ADDRESS 514 28th Rd, # 5  
 CITY/STATE/ZIP Grand Junction, CO 81501  
 TELEPHONE (970) 241-5457

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE: Construct office bldg.

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>RD</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>Per Plan</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>No CO until all improvements completed or DIA/Guarantee Executed</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 1/3/06  
 Department Approval [Signature] Date 12/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>earthy edge</u>
Utility Accounting <u>[Signature]</u>			Date <u>1/3/06</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)