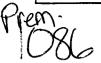
Planning	s PJW/MSP	Draina	3	0	
TCP \$	0	School In	npact	s - 0	

.DG PERMIT NO.				
FILE # MSP-	2006	-285		



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 5528 WEST MAIN	TAX SCHEDULE NO. 1945-154-00-942				
SUBDIVISION	SQ. FT. OF EXISTING BLDG(S) 11, 285 6.F.				
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS				
ZONE	LANDSCAPING/SCREENING REQUIRED: YES_X'_NO				
SETBACKS: FRONT: from Property Line (PL) or from center of ROW whichever is greater	PARKING REQUIREMENT:				
SIDE: from PL REAR: from PL	SPECIAL CONDITIONS: NO C.O. Until improvements				
MAX. HEIGHT NA - Existing Structure	completed or DIA executed				
MAX. COVERAGE OF LOT BY STRUCTURES	<u> </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 Date Date Date Date Date Date					
Additional water and/or sewer tap feets) are required: YES	NO WO NOT CLUST SO DOS				
Utility Accounting	, , , , , ,				

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)

