

Planning \$ Pd	Drain \$ N/A —
TCP \$ N/A —	School Impact \$ — N/A

LDG PERMIT NO.
FILE # CUP-2006-007

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 208 2938 North Ave Unit D	TAX SCHEDULE NO. 2943-083-33-004
SUBDIVISION PALACE PETITE MARKET PLACE CONDO	SQ. FT. OF EXISTING BLDG(S) UNIT D = 1890 sq
FILING — BLK — LOT Unit D	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0
OWNER Kenneth A. Strychalski	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE — AFTER — CONSTRUCTION
ADDRESS 532 South Teal Court	NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION
CITY/STATE/ZIP Grand Jct CO 81503	USE OF ALL EXISTING BLDG(S) Retail center
APPLICANT James C. Craig	DESCRIPTION OF WORK & INTENDED USE:
ADDRESS 2893 Kathy Jo Ln	interior only - CUP for new
CITY/STATE/ZIP Grand Jct CO 81503	busn. in Unit D
TELEPHONE 970-243-5068	

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

haven 50 sq ft

ZONE C-1, LIGHT COMMERCIAL	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> (NO <input type="checkbox"/> EXISTING)
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: existing
SIDE: _____ from PL BEAR: _____ from PL	SPECIAL CONDITIONS: PER APPROVED CUP
MAX. HEIGHT _____	AND CONDITIONS OF APPROVAL AS
MAX. COVERAGE OF LOT BY STRUCTURES _____	IDENTIFIED IN THE STAFF REPORT BY THE PLANNING COMMISSION.

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 <i>James C. Craig</i>	Date 3-31-06
Department Approval <i>Steve D. Peterson</i>	Date 3-30-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. 18981
Utility Accounting <i>Robert O. ...</i>	Date 4/3/06

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)