

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

## PLANNING CLEARANCE

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

107721-61645

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2526 West Pinyon #C  
 SUBDIVISION MINERVA PARK  
 FILING \_\_\_\_\_ BLK 1 LOT 15

TAX SCHEDULE NO. 2945-102-16-015  
 SQ. FT. OF EXISTING BLDG(S) 2400 +/-  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2400 +/-

OWNER Monument Homes  
 ADDRESS 603 28 1/4 Rd 81506  
 CITY/STATE/ZIP GRAND JUNCTION, CO

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

APPLICANT Monument Homes  
 ADDRESS 603 28 1/4 Rd  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81506  
 TELEPHONE 234-7700

USE OF ALL EXISTING BLDG(S) OFFICE/SHOP  
 DESCRIPTION OF WORK & INTENDED USE: Add - SHED ROOF -

*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 _____ SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____
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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 [Signature] Date 12/14/06  
 Department Approval [Signature] Date 12/14/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Wtr / SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/14/06</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)