

Planning \$ <u>17375</u> ↑	Drain: \$ <u>728⁰⁰</u>
TCP \$ <u>0</u> ↓	School Impact \$ <u>—</u>

.DG PERMIT NO.
FILE # <u>CUP-2006-136</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

795-537

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 636 SOUTH AVE

TAX SCHEDULE NO. 2945
299-144-41-931

SUBDIVISION —

SQ. FT. OF EXISTING BLDG(S) 14,000

FILING — BLK — LOT —

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 25,000

OWNER MESA COUNTY

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

ADDRESS 315 N. SPRUET

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

CITY/STATE/ZIP 6J, CO 81502

USE OF ALL EXISTING BLDG(S) WORK RELEASE / TREATMENT

APPLICANT —

DESCRIPTION OF WORK & INTENDED USE: EXPANSION

ADDRESS —

OF WORK RELEASE BUILDING

CITY/STATE/ZIP —

TELEPHONE —

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>C-1/C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>72 spaces</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>—</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	<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 Aue A. Yarnley

Date 5/8/06 2597

Department Approval Santa Castella

Date 7/28/06 WU

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO. <u>Existing EOU</u>
Utility Account # <u>—</u>	Date <u>7/28/06</u>		<u>kickstart</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)