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|--------------------------|---------------------------|
| Planning \$ <u>10.00</u> | Drainage <u>✓</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

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|----------------------------|
| LOG PERMIT NO. |
| FILE # <u>SPR-2007-281</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

*Alisha
241-5457*

Score Ground

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2503 N. 1st Street

TAX SCHEDULE NO. 2945-101-00-102

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 100'x12'

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER F&P Development LLC

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

ADDRESS 514 28 1/4 Rd. Ste 5

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81501

APPLICANT Western Constructors Inc.

USE OF ALL EXISTING BLDG(S) _____

ADDRESS 514 28 1/4 Rd. Ste 5

DESCRIPTION OF WORK & INTENDED USE: _____

CITY/STATE/ZIP Grand Junction, CO 81501

Temporary Construction Trailer

TELEPHONE 970-241-5457

will have porta potty -

Nothing to go

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>PD</u> | LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> |
| SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>7'</u> from PL REAR: <u>25'</u> from PL | PARKING REQUIREMENT: <u>Temporary</u> |
| MAX. HEIGHT _____ | SPECIAL CONDITIONS: <u>No sewer or water services</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 10/24/07
 Department Approval [Signature] Date 10.25.07

| | | | |
|--|-----|-------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>✓</u> | W/O No. <u>No change</u> |
| Utility Accounting | | | Date <u>10-25-07</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)