

Planning \$ <u>    </u>	Drainage \$ <u>    </u>
TCP \$ <u>    </u>	School Impact \$ <u>    </u>

BLDG PERMIT NO.
FILE # <u>MSP-2007-067</u>

## 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 747 23 1/2 ROAD

TAX SCHEDULE NO. 2701-323-00-091

SUBDIVISION     

SQ. FT. OF EXISTING BLDG(S)  N/A

FILING      BLK      LOT     

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 600 SF

OWNER JAMES R ARNOTT

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

ADDRESS 2669 PARADISE DR

NO. OF BLDGS ON PARCEL: BEFORE      AFTER       
 CONSTRUCTION

CITY/STATE/ZIP GRAND JCT CO 81506

USE OF ALL EXISTING BLDG(S)     

APPLICANT JAMES R. ARNOTT

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS SAME

CITY/STATE/ZIP     

OFFICE trailer

TELEPHONE 970 260 2324

If trailer is moved New building will

*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>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>    </u> NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>5'</u> from center of ROW, whichever is greater SIDE: <u>    </u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>per site plan need to</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>none</u> <u>PIF pay for</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>2.0 FAR</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 James R. Arnott Date 2/16/07  
 Department Approval Adam Ose Date 7/6/2/07

Additional water and/or sewer tap fee(s) are required:	YES <u>    </u> NO <u>X</u>	W/O No. <u>    </u>
Utility Accounting <u>    </u>		Date <u>7/25/07</u>

**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)**

(White: Planning) (Yellow: Customer) (Blue: Building Department) (Red: Engineering)