

Planning \$ <u>N/A</u>	Drain \$ <u>1334.00</u>
TCP \$ <u>11,775.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2007-005</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 552 25 ROAD #B  
 SUBDIVISION TROLEY PARK  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2

TAX SCHEDULE NO. 2945-102-33-002  
 SQ. FT. OF EXISTING BLDG(S) 5,000  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 5,000

OWNER BBBS ENTERPRISES, LLC  
 ADDRESS 552 25 RD. #B  
 CITY/STATE/ZIP GRAND JCT., CO 81505

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

APPLICANT La Donna Armstrong  
 ADDRESS 917 MAIN ST  
 CITY/STATE/ZIP GRAND JCT., CO 81501  
 TELEPHONE 241-1903

USE OF ALL EXISTING BLDG(S) SHOP BLDG.  
 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT  
NEW 5000 SF BLDG. ATTACHED TO  
EXISTING FOR NEW SHOP BLDG

*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-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>11 spaces</u> 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 La Donna Armstrong  
 Department Approval C. Faye Hall

Date 12/8/2006  
 Date 8/29/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>20607</u>
Utility Accounting <u>Dotter Kover</u>			Date <u>9-10-7</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)