

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

BLDG PERMIT NO.	
FILE #	<u>N/A</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 1000 South 9th
 SUBDIVISION Bentley Canyon
 FILING _____ BLK 3 LOT 11-22
 OWNER MESA County
 ADDRESS 315 N. SPRUCE ST
 CITY/STATE/ZIP G.J. 81501
 APPLICANT Jim Raff
 ADDRESS 315 N. SPRUCE ST
 CITY/STATE/ZIP G.J. 81501
 TELEPHONE 244-3235

TAX SCHEDULE NO. 2945-231-13-932
 SQ. FT. OF EXISTING BLDG(S) 4800 #
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/C

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION NA
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION NA

USE OF ALL EXISTING BLDG(S) shops
 DESCRIPTION OF WORK & INTENDED USE: INSTALL
NEW GARAGE DOOR AND
INTERIOR REMODEL

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 _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/C</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	<u>interior only</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 Jim Raff Date 4/17/07
 Department Approval Ronnie Edwards Date 4/17/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u>	W/O No. <u>4/17/07</u>
Utility Accounting <u>Kate Anderson</u>	Date _____