e e · · · · · · · · · · · · · · · · · ·				
Planning \$ / O.OO	Drainage \$		BLDG PERM	IT NO.
TCP\$	School Impact 8		FILE# CO	0-2067-168
PLANNING CLEARANCE (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department THIS SECTION TO BE COMPLETED BY APPLICANT				
D 10881 BUILDING ADDRESS Compar	4-62226	TAX SCHEDULE NO.	2945-	041-27-000
SUBDIVISION Brook Lillon		SQ. FT. OF EXISTING BLDG(S)		
FILING BLK	LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS		
OWNER Durter LLC ADDRESS 756 Valley CT.		MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION		
CITY/STATE/ZIP 95	(6	NO. OF BLDGS ON PARCEL: BEFORE AFTER		
APPLICANT Grace	lones	USE OF ALL EXISTING BLDG(S) 14 Medical		
ADDRESS		DESCRIPTION OF WO		
CITY/STATE/ZIP	(0 81505 (* Corport for	< 10-Ple	100t only
TELEPHONE 148 8522 no side melosuse.				<i></i>
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 PD	per plan	LANDSCAPING/SCRE	ENING REQU	JIRED: YESNO
SETBACKS: FRONT:from center of ROV	from Property Line (PL) or	PARKING REQUIREM	ENT:	
SIDE: from PL	REAR: from PL	SPECIAL CONDITION	S:	
MAX. HEIGHT				
MAX. COVERAGE OF LOT BY S	TRUCTURES			
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 eplacement 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. hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances,				
Applicant's Signature Department Approval Approval Date 1 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). Date 10 -4-07				
Applicant's Signature	Cellyotz	D	ate .	12/4/01
	ニブル パー・	D	\ata	10 4-07

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

YES

(White: Planning)

Utility Accounting

Additional water and/or sewer talk fee(s) are required:

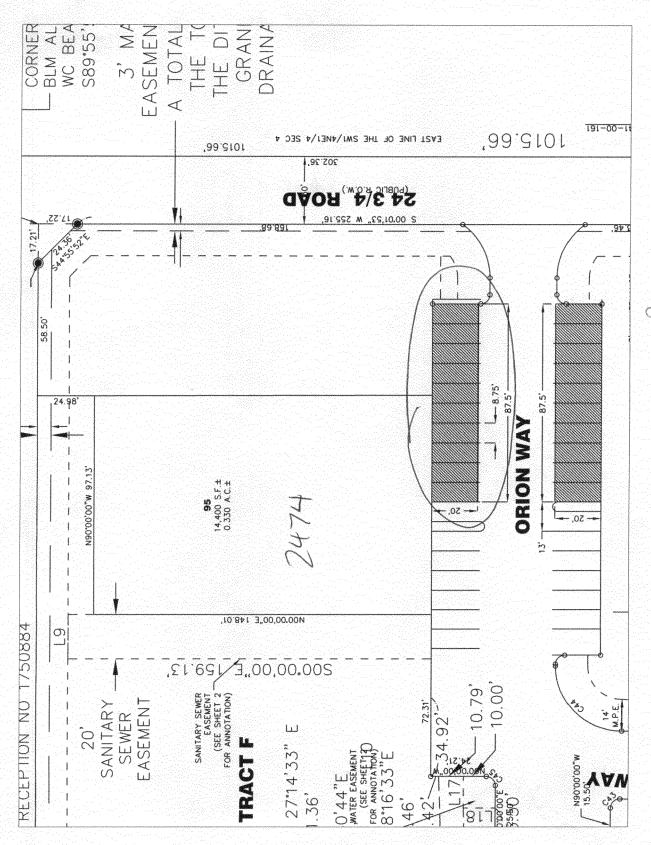
(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

W/O No

Date



Larce # 2945-041-27-000