

Planning \$ <u>Paid</u>	Drainage <u>N/A</u>
TCP \$ <u>none</u>	School Impact \$ <u>N/A</u>

LOG PERMIT NO.
FILE # <u>CUP-2007-038</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 2259 River Road

TAX SCHEDULE NO. 2945-061-15-001

SUBDIVISION N/A

SQ. FT. OF EXISTING BLDG(S) 18,620

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 200

OWNER Old Castle SW Group, Inc.

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

DBA United Companies

ADDRESS 2273 River Road

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4  
 CONSTRUCTION

CITY/STATE/ZIP Grand Jct., CO 81505

APPLICANT Same as Property Owner

USE OF ALL EXISTING BLDG(S) Office/Shop

ADDRESS \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE: Sales of  
landscaping material

CITY/STATE/ZIP \_\_\_\_\_

TELEPHONE 970-985-1138

*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>T-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>Per approved plan</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>No additional required</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40'</u>	_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 [Signature] Date 1/29/2007

Department Approval [Signature] Date March 14, 2007

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>3-14-07</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)