

Planning \$	Drainage
TCP \$ 11,049.00	School Impact \$
Inspection \$	

Jug Permit No.
File # SPR-2008-249

Existing  
99953-10999

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 719 ARROWEST CT

TAX SCHEDULE NO. 2701-314-01-007

SUBDIVISION ARROWEST COMMERCIAL

SQ. FT. OF EXISTING BLDG(S) 11,600

FILING \_\_\_\_\_ BLK 1 LOT 7

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1428

OWNER ARROWEST, LLC

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

ADDRESS 3109 G ROAD

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

CITY/STATE/ZIP PALISADE, CO 81526

USE OF ALL EXISTING BLDG(S) OFFICE/SHOP

APPLICANT ROB ROWLANDS

DESCRIPTION OF WORK & INTENDED USE: TEMP.

ADDRESS 917 MAIN ST

CITY/STATE/ZIP GRAND JT, CO 81501

TRAILER FOR REPAIR SHOP

TELEPHONE 241-1903

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

NOT connecting to sewer electrical code

ZONE <u>I-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>25</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>per site plan</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>40</u>	SPECIAL CONDITIONS: <u>SCP may not be altered</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>only site plan for repair structure appra</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 buildings.

Applicant's Signature [Signature] Date 8/4/08

Planning Approval [Signature] Date 8/10/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>9/17/08</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)