Planning \$ Pd w App	Draina	0	
TCP\$	School Impact \$	1	

.DG PERMIT NO.	M
FILE # MSP-2007-213	

PLANNING CLEARANCE

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

<u>Grand Junction Community Development Department</u>

7641-4759 - THIS SECTION TO BE CO	OMPLETED BY APPLICANT	
BUILDING ADDRESS 407/ALL Glenwood - 71042-4 760	TAX SCHEDULE NO2945-113-26-000	
SUBDIVISION	SQ. FT. OF EXISTING BLDG(S) 6400 4 +/-	
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,000	
OWNER Brook Blaney ADDRESS 407 Glenwood	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION	
CITY/STATE/ZIP Grand Junction, CO 81501	NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION	
APPLICANTBurke Construction Co., Inc.	USE OF ALL EXISTING BLDG(S) office/retail	
ADDRESS 300 Main Street, #204	DESCRIPTION OF WORK & INTENDED USE:	
CITY/STATE/ZIP Grand Junction, CO 81501	1000 sq,ft addition for storage and receiving	
TELEPHONE970-243-0564	No with Sur Change. +Shiping I Standards for Improvements and Development) document.	
Submittal requirements are outlined in the SSID (Submitta	l Standards for Improvements and Development) documenेरिः े	
THIS SECTION TO BE COMPLETED BY COM	MUNITY DEVELOPMENT DEPARTMENT STAFF	
zone	LANDSCAPING/SCREENING REQUIRED: YESNO	
SETBACKS: FRONT: /5 from Property Line (PL) or	PARKING REQUIREMENT: / new	
from center of ROW, whichever is greater SIDE: from PL REAR: from PL	SPECIAL CONDITIONS:	
MAX. HEIGHT40 ^t		
MAX. COVERAGE OF LOT BY STRUCTURES FAR-2.00		
Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspection by the Building Department (Section 307, Uniform Building Code). I prior to issuance of a Planning Clearance. All other required site in Certificate of Occupancy. Any landscaping required by this permeplacement of any vegetation materials that die or are in an unhealth Code.	g, by the Community Development Department Director. The structure on has been completed and a Certificate of Occupancy has been issued Required improvements in the public right-of-way must be guaranteed approvements must be completed or guaranteed prior to issuance of a nit shall be maintained in an acceptable and healthy condition. The ny condition is required by the Grand Junction Zoning and Development	
Four (4) sets of final construction drawings must be submitted and statemed set must be available on the job site at all times.	amped by City Engineering prior to issuing the Planning Clearance. One	
	nation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include	
Applicant's Signature Latter Suite	Date <u>6/31/67</u>	
Department Approval State of Costelle	Date <u>5/2/08</u>	
Additional water and/or sewer tap fee(s) are required: YES	NO WIO NONO WIR SWIR Charg	
Utility Accounting	Date 5/16/08	

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)