

Planning \$ <u>10<sup>th</sup> PD</u>	Drainage <u>0</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

LOG PERMIT NO.
FILE # <u>MSP-2008-119</u>

inspection fee \$450

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

197  
13813-740

THIS SECTION TO BE COMPLETED BY APPLICANT

SITE BUILDING ADDRESS 740 HORIZON CT.  
 SUBDIVISION HORIZON PARK PLAZA  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 12

TAX SCHEDULE NO. 2701-364-26-012  
 SQ. FT. OF EXISTING BLDG(S) \* 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER Gramiger Holdings GRAND JUNCTION, LLC  
 ADDRESS 740 HORIZON CT  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81504  
 APPLICANT STATE AS OWNER DICK SCARANO

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) N/A

ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_  
 TELEPHONE 245-7571

DESCRIPTION OF WORK & INTENDED USE: GRADING + PAVING - CREATING PARKING LOT \* BLDG. PREVIOUSLY REMOVED

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>R-1</u>	<b>PAID</b> <b>OCT 28 2008</b> <b>RB</b>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15/25</u> from Property Line (PL) or from center of ROW, whichever is greater		PARKING REQUIREMENT: _____
SIDE: <u>0/0</u> from PL REAR: <u>0/10</u> from PL		SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40'</u>		_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>100%</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 Richard Scarano, Mgr. Date June 5, 08  
 RICHARD SCARANO, MANAGER  
 Department Approval Wendy Spurr Date 10/22/08

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>number on sewer usage</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/22/08</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)