

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>FP.2007.238</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 <u>201 WEST PARK DRIVE</u>	TAX SCHEDULE NO. _____
SUBDIVISION <u>CORNER SQUARE</u>	SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____
OWNER <u>FSP Dev. LLC</u>	<b>MULTI-FAMILY:</b>
ADDRESS <u>514 28 1/4 RD SUITES</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>GNCT CO 81501</u>	CONSTRUCTION _____
APPLICANT <u>CISIONNE ROBERTS</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS <u>222 N. 7TH ST.</u>	CONSTRUCTION _____
CITY/STATE/ZIP <u>GNCT CO 81506</u>	USE OF ALL EXISTING BLDG(S) _____
TELEPHONE <u>241-0745</u>	DESCRIPTION OF WORK & INTENDED USE: _____

WALK  
LIGHTING  
ONLY

PAID

*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>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>N/A</u> from Property Line (PL) or <u>N/A</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>N/A</u> from PL REAR: <u>N/A</u> from PL	SPECIAL CONDITIONS: <u>Approved per plan</u>
MAX. HEIGHT _____	<u>lighting plan 7.2.08</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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 _____	Date <u>7/2/08</u>
Department Approval _____	Date <u>7.3.08</u>

Additional water and/or sewer tap fees are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bousley</u>	Date <u>7/8/08</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)