Planning \$ Drainag \$ 12,834	DG PERMIT NO.
TCP \$ 710.00 (School Impact \$	FILE # SPR-2008-103
	OL EADALIOE
(site plan review, multi-family develo	opment, non-residential development) The Employer The Bulleting of the B
Grand Junction Communi	development Department Office Build
THIS SECTION TO BE CA	OMPLETED BY APPLICANT
BUILDING ADDRESS 2535 WEST PINYON AUE	TAX SCHEDULE NO. 2945-102-55-00/
SUBDIVISION PHIPPS SUBDIVISEN	SQ. FT. OF EXISTING BLDG(S)
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9,467 SF
OWNER FRANK DESANTIS	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION
ADDRESS 553 25 1/2 ROAD	
CITY/STATE/ZIP GRADO JWUTION, CO 31505	NO. OF BLDGS ON PARCEL: BEFOREAFTERCONSTRUCTION
APPLICANT FRANK DESANTIS	USE OF ALL EXISTING BLDG(S)
ADDRESS 553 25 1/2 ROAD	DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
CITY/STATE/ZIP GRAND JUNCTION, CO SISOS	NEW BUILDING & SITE IMPROVEMENTS
CITY/STATE/ZIP GILGAND JUNCTION, CO STOOD	10-0
	ON LOT 2.
TELEPHONE 242-3548	Standards for Improvements and Development) document.
TELEPHONE 292-3598 Submittal requirements are outlined in the SSID (Submittal	
TELEPHONE 292-3598 Submittal requirements are outlined in the SSID (Submittal	Standards for Improvements and Development) document.
TELEPHONE 242-3548 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE	I Standards for Improvements and Development) document. MUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YESNO
TELEPHONE 292-3598 Submittal requirements are outlined in the SSID (Submittation This section to be completed by completed by completed by COM	I Standards for Improvements and Development) document. MUNITY DEVELOPMENT DEPARTMENT STAFF
TELEPHONE 242-3548 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE	I Standards for Improvements and Development) document. MUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YES
TELEPHONE 242-3548 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: () from PL	I Standards for Improvements and Development) document. MUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YES
TELEPHONE 242-3548 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: () from PL MAX. HEIGHT LO MAX. COVERAGE OF LOT BY STRUCTURES	I Standards for Improvements and Development) document. MUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YES
TELEPHONE 242-3548 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: () from PL MAX. HEIGHT LO MAX. COVERAGE OF LOT BY STRUCTURES	I Standards for Improvements and Development) document. MUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YES
TELEPHONE 242-3546 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL MAX. HEIGHT MAX. COVERAGE OF LOT BY STRUCTURES 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). In prior to issuance of a Planning Clearance. All other required site in Certificate of Occupancy. Any landscaping required by this permanellation of any vegetation materials that die or are in an unhealth Code.	I Standards for Improvements and Development) document. MUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YES X NO PARKING REQUIREMENT: 23 Shoubs, 24 town SPECIAL CONDITIONS: 138 Shoubs, 24 town
TELEPHONE 242-3546 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE	ANDSCAPING/SCREENING REQUIRED: YES NO PARKING REQUIREMENT: 23 Should Special Conditions: 138 Should Special Condition Special
TELEPHONE 292-3598 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE	ANDSCAPING/SCREENING REQUIRED: YES NO PARKING REQUIREMENT: 23 Shoubs 24 towns Special conditions: 138 Shoubs 24 towns 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 in provements must be completed or guaranteed prior to issuance of a nit shall be maintained in an acceptable and healthy condition. The may condition is required by the Grand Junction Zoning and Development camped by City Engineering prior to issuing the Planning Clearance. One mation is correct; I agree to comply with any and all codes, ordinances,
TELEPHONE 242-3546 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY STRUCTURES IN THE PROPERTY OF T	ANDSCAPING/SCREENING REQUIRED: YES NO PARKING REQUIREMENT: 23 Should Special Conditions: 138
TELEPHONE 242-3546 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COMPLETED B	ANDSCAPING/SCREENING REQUIRED: YES NO PARKING REQUIREMENT: 23 Shows Special Conditions: 138 Shows 24 towns 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 not shall be maintained in an acceptable and healthy condition. The hy condition is required by the Grand Junction Zoning and Development amped by City Engineering prior to issuing the Planning Clearance. One mation 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
TELEPHONE 242 3546 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: () from PL MAX. HEIGHT MAX. COVERAGE OF LOT BY STRUCTURES Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspection to issuance of a Planning Clearance. All other required site in Certificate of Occupancy. Any landscaping required by this permanent of any vegetation materials that die or are in an unhealth Code. Four (4) sets of final construction drawings must be submitted and statement of the submitted statement of the submitted and statement of the submitted statement of the	Standards for Improvements and Development) document. MUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YES
TELEPHONE 242 - 3546 Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COM ZONE from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: () from PL MAX. HEIGHT	AND SCAPING/SCREENING REQUIRED: YES NO PARKING REQUIREMENT: 23 Shoulds 21 town of 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 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 amped by City Engineering prior to issuing the Planning Clearance. One mation 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 Date Date NO NO W/O No. 2 D 6

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

10,00	
Planning \$ Draina 12-834 00	DG PERMIT NO.
TCP\$ 710.00 School Impact\$	FILE # SPR-2008-143
# PLANNING (Site plan review, multi-family development) # 12, 834. O(site plan review, multi-family development) # 12, 834. O(site plan review, multi-family development)	CLEARANCE Opment, non-residential development) Option Build Option Bu
BUILDING ADDRESS 2535 WEST PINYON AUE	TAX SCHEDULE NO. 2945-/02-55-00/
SUBDIVISION PHIPPS SUBDIVISEN	SQ. FT. OF EXISTING BLDG(S)
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9,467 SF
OWNER FRANK DESANTIS ADDRESS 553 251/2 ROAD	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION
CITY/STATE/ZIP GRAND THUCTION, CO SISOS	NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION
APPLICANT FEANE DESANTIS	USE OF ALL EXISTING BLDG(S)
ADDRESS 553 25 1/2 12040	DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
CITY/STATE/ZIP GRAND JUNITION, LO BISOS	NEW BUILDING & SITE IMPROVEMENTS
TELEPHONE 242-3548	ON LOT 2.
	Standards for Improvements and Development) document.
ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YESNO
SETBACKS: FRONT: 15 from Property Line (PL) or from center of ROW, whichever is greater SIDE: () from PL REAR: () from PL	PARKING REQUIREMENT: 23 SPACED SPECIAL CONDITIONS: 138 Shoubs, 24 toes
MAX. HEIGHT	
MAX. COVERAGE OF LOT BY STRUCTURES	
Maliferation and in Plantic Character and in a filter	- 10 1 125°
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). For to issuance of a Planning Clearance. All other required site im Certificate of Occupancy. Any landscaping required by this permodificate of any vegetation materials that die or are in an unhealth Code.	, by the Community Development Department Director. The structure in has been completed and a Certificate of Occupancy has been issued Required improvements in the public right-of-way must be guaranteed provements must be completed or guaranteed prior to issuance of a it shall be maintained in an acceptable and healthy condition. The y condition is required by the Grand Junction Zoning and Development
Four (4) sets of final construction drawings must be submitted and sta stamped set must be available on the job site at all times.	mped by City Engineering prior to issuing the Planning Clearance. One
hereby acknowledge that I have read this application and the inform aws, regulations, or restrictions which apply to the project. I understabut not necessarily be limited to non-use of the building(s).	ation 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 Trank P. D. Jonto	Date MAY 16, 2008
Department Approval	Date
	0101
Additional water and/or sewer tap fee(s) are required: YES	O NO W/O No. () $I \cap I$
Additional water and/or sewer tap fee(s) are required: YES	NO W/O No. 2 (2) (5)
Utility Accounting C. Blusley	Date B 11/3/08 ion 2.2.C.1 Grand Junction Zoning and Development Code)