

Planning \$	Drainage 12,834.00
TCP \$ 710.00	School Impact \$

DG PERMIT NO.
FILE # SPR-2008-163

13,544.00

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

14 Employees
Office Building

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2535 WEST PINYON AVE
 SUBDIVISION PHIPPS SUBDIVISION
 FILING 1 BLK 1 LOT 1

TAX SCHEDULE NO. 2945-102-55-001
 SQ. FT. OF EXISTING BLDG(S) —
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9,467 SF

OWNER FRANK DESANTIS
 ADDRESS 553 25 1/2 ROAD
 CITY/STATE/ZIP GRAND JUNCTION, CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
 CONSTRUCTION

APPLICANT FRANK DESANTIS
 ADDRESS 553 25 1/2 ROAD
 CITY/STATE/ZIP GRAND JUNCTION, CO 81505

USE OF ALL EXISTING BLDG(S) —
 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
NEW BUILDING & SITE IMPROVEMENTS
ON LOT 2.

TELEPHONE 242-3548

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>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>23 spaces</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>138 Shrubs, 24 trees</u>
MAX. HEIGHT <u>40</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>—</u>	

PAID
MAY 03 2008

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 Frank P. Desantis Date MAY 16, 2008
 Department Approval Lustina Johnson Date 10/30/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21265</u>
Utility Accounting <u>C. Benseley</u>		Date <u>11/3/08</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)

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~~13,544.00~~ 12,834.00 paid
 13,544.00 see Santa Costello
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 (site plan review, multi-family development, non-residential development) 14 employees
Grand Junction Community Development Department Office Building

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 Department Approval Justin Hoffman Date 10/30/08

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