

Planning \$ 10.00 pd	Drainage \$ 942.00
TCP \$ 0 per EH	School Impact \$ 0
Inspection \$ 450.00	

Buildg Permit No.
File # MSP-2008-234

Undergrounding fee \$ 3,848.00

114922-1665

making it into a parking lot.

PLANNING CLEARANCE

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

1108

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 228 Rood Avenue

TAX SCHEDULE NO. 2945-143-11-009+010+011

SUBDIVISION City of Grand Junction

SQ. FT. OF EXISTING BLDG(S) 0

FILING _____ BLK 98 LOT 23-28

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER The Home Loan and Investment Company

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION

ADDRESS 205 N. 4th Street

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____ CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81501

USE OF ALL EXISTING BLDG(S) N/A

APPLICANT Sun-King Management Corp.

DESCRIPTION OF WORK & INTENDED USE: Grading + paving of a parking lot including install. Wall + fencing, some curb + sidewalk replacement. Install 2 Automatic Gates.

ADDRESS 607 25 Rd., Suite 201

CITY/STATE/ZIP Grand Junction, CO 81505

PAID

TELEPHONE 245-9173 Greg Motz

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

OCT 17 2008

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>RB 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: _____
SIDE: <u>0'</u> from PL REAR: <u>0'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>65'</u>	SPECIAL CONDITIONS: <u>Separate fence permit not required (as approved with this PC)</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 [Signature] Date 7-14-08

Planning Approval [Signature] Date 10-15-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>none/same</u>
Utility Accounting <u>[Signature]</u>			Date <u>10/17/08</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)