

Planning \$	Drainage <u>334</u>
TCP \$	School Impact \$

JG PERMIT NO.
FILE # <u>MSP-2008-250</u>

Inspection: \$450.00/

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 735 WHITE / 224 N 7TH
 SUBDIVISION _____
 FILING _____ BLK 93 LOT 11-14

TAX SCHEDULE NO. 2945-144-08-004 & -028
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER ROY T. BLYTHE
 ADDRESS 618 ROOD AVE
 CITY/STATE/ZIP GJ, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
 CONSTRUCTION

APPLICANT OWNER
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 242-1058

USE OF ALL EXISTING BLDG(S) N/A
 DESCRIPTION OF WORK & INTENDED USE: PAVE/IMPROVE GRAVEL PARKING LOT FOR CONTINUED USE AS PARKING LOT NO WTR/SWR

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>B-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>See plan</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>n/a</u>	_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>n/a</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 Roy T. Blythe Date 07/31/08
 Department Approval Justin Hoffman Date 10/6/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Pave/Improve Landscaping</u>
Utility Accounting <u>@</u>	Date <u>12/31/08</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)