

Planning \$ <u>Paid</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>Paid</u>	

Log Permit No.
File # <u>SPR-2009-022</u>

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2408 F Road
 SUBDIVISION Mesa Village Sub.
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-043-04-009
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS PAID

OWNER Randy Golden.
 ADDRESS 2408 F Road.
 CITY/STATE/ZIP Grand Jct CO 81505

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

APPLICANT Randy Golden.
 ADDRESS 2408 F Road.
 CITY/STATE/ZIP GJ CO 81505

USE OF ALL EXISTING BLDG(S) vacant lot extending no sewer work
 DESCRIPTION OF WORK & INTENDED USE: Site

TELEPHONE 303/579-4035
 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

Will be used for additional parking at the existing site

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>38 NEW stalls</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>N/A</u> <u>parking lot w/ lighting + landscaping</u>	SPECIAL CONDITIONS: <u>Electrical permit for lighting. All site improvements in prior to occupancy/use.</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 1/22/09
 Planning Approval [Signature] Date 4/20/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/20/09</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)