

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>✓</u>
TCP \$ <u>46,200</u>	School Impact \$ <u>✓</u>
Inspection \$ <u>2090</u>	<u>DEFERRED</u>

MAY 13 2010 # SPR-2009-120

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X

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS ~~825 22 Road~~ 2190 Hwy 4 Road (US) TAX SCHEDULE NO. 2697-254-00-944

SUBDIVISION Ute Water SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK 1 LOT 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 15,000
15,000
10,000

OWNER Ute Water Conservancy District MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER _____
CONSTRUCTION

ADDRESS 500 25 Road NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER _____
CITY/STATE/ZIP Grand Jct., CO 81505 CONSTRUCTION

APPLICANT Ute Water Conservancy District USE OF ALL EXISTING BLDG(S) _____

ADDRESS 500 25 Road DESCRIPTION OF WORK & INTENDED USE: _____

CITY/STATE/ZIP Grand Jct., CO 81505 office, warehouse, storage

TELEPHONE 242-7491

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>1-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>Must follow H Rd</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>Northwest Plan</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 22 Apr 09

Planning Approval [Signature] Date 7-8-09

Additional water and/or sewer tap fee(s) are required: YES <u>✓</u> NO _____	W/O No. <u>21506</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-8-09</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)

Handwritten notes:
1-6-09
equus
385
equus