

Planning \$ 0	Drainage \$ 0
TCP \$ 0	School Impact \$ 0
Inspection \$ 710.00	underground fee-in-lieu: \$ 10,824.30

Bldg Permit No. _____
 File # CUP-2009-087

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Public Works & Planning Department

PAID
 SEP 14 2009

BUILDING ADDRESS 2105 H RD
 SUBDIVISION Metes + Bounds
 FILING _____ BLK _____ LOT _____
 OWNER Russ + Sheila Martin
 ADDRESS 1026 19 1/2 Rd.
 CITY/STATE/ZIP Fruita, CO 81521
 APPLICANT SAME AS OWNER
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 970-858-5175

TAX SCHEDULE NO. 2697-362-00-040
 SQ. FT. OF EXISTING BLDG(S) 840
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

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

USE OF ALL EXISTING BLDG(S) Business Residence
 (NO CHANGE TO BUILDING)
 DESCRIPTION OF WORK & INTENDED USE: Grading, paving, graveling, landscaping of storage yard area and parking area.

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-1</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>7 spaces per plan</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>NEW Business - Inspect for COMPLIANCE w/Bldg & Fire Codes.</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 Sheila D. Martin Date 3-17-09
 Planning Approval Judith Rivi Date 9/9/2009

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>9/14/09</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)