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|----------------|----------------------|
| Planning \$ Pd | Drainage \$ 1,192.70 |
| TCP \$ 1592.97 | School Impact \$ N/A |
| Inspection \$ | |

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|---------------------|
| Permit No. |
| File # SPR-2008-282 |

total = 15,256.51

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

Inspection: 970.00
undergoing #1, 200.84 fees

BUILDING ADDRESS 2107 H ROAD
SUBDIVISION Metes + Bounds Legal
FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2697-362-00-090
SQ. FT. OF EXISTING BLDG(S) 1,620
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER Russ O. + Sheila D. Martin
ADDRESS 1026 19 1/2 Rd
CITY/STATE/ZIP Fruita, CO 81521

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

APPLICANT SAME AS OWNER
ADDRESS _____
CITY/STATE/ZIP _____
TELEPHONE 858-5175

USE OF ALL EXISTING BLDG(S) Office/Night watch man
DESCRIPTION OF WORK & INTENDED USE: Grading + parking of parking area; landscaping

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

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|--|---|
| ZONE <u>I-1</u> | LANDSCAPING/SCREENING REQUIRED: YES <u>1</u> NO _____ |
| SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater | PARKING REQUIREMENT: <u>4</u> |
| SIDE: <u>0</u> from PL REAR: <u>0</u> from PL | FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____ |
| MAX. HEIGHT <u>40</u> | SPECIAL CONDITIONS: _____ |
| MAX. COVERAGE OF LOT BY STRUCTURES _____ | |

PAID
JAN 22 2009
RB

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 Russ Martin Date 8/10/08
Planning Approval [Signature] Date 9/19/09

| | | | |
|--|-----|-------------|----------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. <u>NO water or sewer</u> |
| Utility Accounting <u>[Signature]</u> | | | Date <u>1/22/09</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)