

Planning \$ <u>—</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>
Inspection \$ <u>—</u>	

Bldg Permit No. <u>—</u>
File # <u>55-2009-152</u>

fees to be paid with final permit

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2716-2718 Hwy 50

TAX SCHEDULE NO. 2945-252-12-009 2945-252-13-012

SUBDIVISION —

SQ. FT. OF EXISTING BLDG(S) 0

FILING — BLK — LOT —

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6000

OWNER JERRY DERRY

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION

ADDRESS PO Box 2164

NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION CO 81502

APPLICANT AUSTIN CIVIL GROUP INC

USE OF ALL EXISTING BLDG(S) —

ADDRESS 336 MAIN ST SUITE 203

DESCRIPTION OF WORK & INTENDED USE: —

CITY/STATE/ZIP GRAND JUNCTION CO 81501

COMMERCIAL BUILDING
FOUNDATION ONLY

TELEPHONE 242 7540

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

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: <u>—</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater SIDE: <u>—</u> from PL REAR: <u>—</u> from PL	PARKING REQUIREMENT: <u>on plan</u>
MAX. HEIGHT <u>file # 55-2009-152</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES <u>—</u>	SPECIAL CONDITIONS: <u>FOUNDATION ONLY permit - fees to be paid with final permit.</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 Jerry Derby Date 2-10-09
 Planning Approval William M. Porter Date 8-6-09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting			Date

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)