Planning \$	Drainage \$			Blug Permit No.	
TCP\$	School Impact \$			File# 55-2009-152	
Inspection \$	a denal P	unut		,	
fus to be faid with planting CLEARANCE (site plan review, multi-family development, non-residential development)					
Owend has the Date is Marke College to Department					
BUILDING ADDRESS 2116:2718 Hug 50			TAX SCHEDULE NO. 2945-252-13-01		
SUBDIVISION			SQ. FT. OF EXISTING BLDG(S)		
FILINGBLKLOT			SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6000		
OWNER JERRY DERRY			MULTI-FAMILY:		
			NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION		
ADDRESS PO BOX 2164 CITY/STATE/ZIP GRANS SUNCTION CO 81502			NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION		
APPLICANT AUSTIN CIVIL GROVE INC			USE OF ALL EXISTING BLDG(S)		
ADDRESS 336 MAIN ST SUITE 203			DESCRIPTION OF WORK & INTENDED USE:		
CITY/STATE/ZIP GRAND JULITON CO 8/50/			COMMERCIAL BUILDING		
TELEPHONE 242 7540			FOUNDATION ONLY		
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development)/document.					
THIS SECTION TO BE COMPLETED BY PLANNING STAFF					
ONE			LANDSCAPING/SCREENING REQUIRED: YESNO		
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater			PARKING REQUIREMENT: MARKING REQUIREMENT:		
SIDE: from PL REAR: from PL		om PL FLO	FLOODPLAIN CERTIFICATE REQUIRED: YESNO		
MAX. HEIGHT <u>fulle # 35-2009-152</u>			SPECIAL CONDITIONS: FOUNDATION		
MAX. COVERAGÉ OF LOT BY STRUCTURES			with final ferming.		
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.					
hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, aws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include out not necessarily be limited to non-use of the building(s).					
Applicant's Signature <u>Jerry Derby</u> Date 2-10-09					
Planning Approval Katherin M Porture Date 8-6-09					
Additional water and/or sewer tap	fee(s) are required:	YES	NO	W/O No.	
Utility Accounting			1	Date	
- m.y , 1000 sm.m.g				1	

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)