

Planning \$ <u>Per</u>	Drainage \$ <u>2464.90</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>450.00</u>	

Jg Permit No.	
File #	<u>SPR 2009 002</u>

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 3175 Pipe Ct. TAX SCHEDULE NO. 2943-001-13-008
 SUBDIVISION Pipe Trades Subdivision SQ. FT. OF EXISTING BLDG(S) N/A
 FILING _____ BLK 1 LOT 8 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A
 OWNER Preston Helton MULTI-FAMILY:
 ADDRESS 3175 Pipe Ct. NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CITY/STATE/ZIP GJ CO 81504 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
 APPLICANT Preston USE OF ALL EXISTING BLDG(S) vacant -
 ADDRESS 3175 Pipe Ct. DESCRIPTION OF WORK & INTENDED USE: Parking
 CITY/STATE/ZIP GJ CO 81504 and screened storage.
 TELEPHONE 640-1767

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-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>truck fleet parking</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>site plan dated 2/5</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>landscape plan dated 2/6</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 Donnie Edwards Date 3-4-09
 Planning Approval [Signature] Date 3/10/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>nowater sewer</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/10/09</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)