

Planning \$ <u>Pdw/App</u>	Drainage \$ <u>234.62</u>
TCP \$ <u>1077.27</u>	School Impact \$ <u>0</u>
Inspection \$ <u>450⁰⁰</u>	<u>Undergrounding UTI 1 \$965.98</u>

Bldg Permit No.
File # <u>SPR-2009-157</u>
Zoning Approval <input checked="" type="checkbox"/>

#555-0

PLANNING CLEARANCE

PCN-2010-359
01-02640

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 321 P. + Kin Ave
 SUBDIVISION City of Grand Jet
 FILING _____ BLK 146 LOT 41 W/25
 OWNER Damien Loy
 ADDRESS 314 Lilac Ln.
 CITY/STATE/ZIP Grand Jet, CO 81505
 APPLICANT Damien Loy
 ADDRESS 314 Lilac
 CITY/STATE/ZIP G. J. CO 81505
 TELEPHONE 970-216-7387

TAX SCHEDULE NO. 2945-143-38-003
 SQ. FT. OF EXISTING BLDG(S) 1/- 1427 # to be removed
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2652 #
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 0 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Residential
 DESCRIPTION OF WORK & INTENDED USE: Demo house - construct new contractor/trade shop

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE C-1 LANDSCAPING/SCREENING REQUIRED: YES NO
 SETBACKS: FRONT: 15' from Property Line (PL) or _____ from center of ROW, whichever is greater.
 SIDE: 0 from PL REAR: 10 from PL PARKING REQUIREMENT: 2 on side
 MAX. HEIGHT _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO
 MAX. COVERAGE OF LOT BY STRUCTURES _____ SPECIAL CONDITIONS: _____

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 Damien Loy Date 4-1-09
 Planning Approval Auta Costello Date 9/9/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>3/31/09</u>
Utility Accounting <u>Not Recovered</u>			Date <u>7-27-9</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

Deferred Fees

5

Planning \$ <u>PdW/APP</u>	Drainage \$ <u>234.62</u>
TCP \$ <u>1077.27</u>	School Impact \$ <u>0</u>
Inspection \$ <u>450.00</u>	Undergrounding Util. <u>\$965.98</u>

Bldg Permit No.
File # <u>SPR-2009-157</u>
Zoning Approval <input checked="" type="checkbox"/>

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MAX. COVERAGE OF LOT BY STRUCTURES _____

SPECIAL CONDITIONS: _____

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Applicant's Signature Damien Loy Date 4-1-09
 Planning Approval Ante Costello Date 9/9/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/Start Bill W/O No. <u>3/31/10</u>
Utility Accounting <u>Dette Kanover</u>			Date <u>9-29-9</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)