

Planning \$ <u>1000</u>	Drainage \$
Utility Undergrounding TCP Fee <del>2500</del>	School Impact \$
Inspection \$ <u>2,500</u>	

Permit No.
File # <u>MSP-2009-133</u>

9073-0

### PLANNING CLEARANCE

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

#### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2419 Riverside Pkwy

TAX SCHEDULE NO. 2945-092-11-001

SUBDIVISION Blue Heron Ind. Park

SQ. FT. OF EXISTING BLDG(S) 5000 **PAID**

FILING 2 BLK \_\_\_\_\_ LOT 1

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_ **JUL 22 2009**

OWNER James L. Voytilla

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER RB  
CONSTRUCTION

ADDRESS P.O. Box 2508

CITY/STATE/ZIP Grand Jct, Co 81502

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

APPLICANT Steve Voytilla

USE OF ALL EXISTING BLDG(S) Storage / Shop

ADDRESS 2099 Desert Hills Rd

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

CITY/STATE/ZIP Grand Jct, Co 81507

Place a CO2 Tank on Site

TELEPHONE 234-2000

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>1-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <sup>(2 trees + 12 shrubs)</sup>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 stalls</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>Landscaped area must provide adequate drainage for the non-permeous surfaces proposed including 2 parking stalls and NuCO2 Tank foundation.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 Steve Voytilla Date 5-26-09

Planning Approval Michelle Harkel Date 7-20-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Done</u>			Date <u>7/22/09</u>

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