

Planning \$ <u>10⁰⁰</u>	Drainage <u>/</u>
TCP \$ <u>/</u>	School Impact \$ <u>/</u>
Inspection \$ <u>/</u>	

Jg Permit No. _____
 File # MSP-2010-065

receipt 36278
 Cr# 354

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

8684-0

BUILDING ADDRESS 2768 CROSSROADS CT

TAX SCHEDULE NO. 2701-361-21-007

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 86 S.F.

OWNER HTCH COLORADO, INC.

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

ADDRESS 61600 UTE AVE., STE 10

~~NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION~~

CITY/STATE/ZIP GRAND JUNCTION, CO 81501

~~USE OF ALL EXISTING BLDG(S) _____~~

APPLICANT JEFFREY ROME

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 3 SAN JOAQUIN PLAZA, STE 155

Installing Hydro Gas -
 on concrete pad.

CITY/STATE/ZIP NEWPORT BEACH, CA 92660

TELEPHONE (949) 760-3929

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 _____ NO _____
SETBACKS: FRONT: <u>1.5</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT <u>12'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 _____ Date 6.17.10
 Planning Approval Ante J. Castella Date 6/28/10 Valid for 2mo.

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No sewer / water charge</u>
Utility Accounting			Date <u>3/10/11</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)