

Planning \$ <u>Pdo/App.</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Permit No.
File # <u>MSP-2010-029</u>

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 772 Horizon Drive

TAX SCHEDULE NO. See Attached List

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) N/A vacant

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Horizon Drive LLP

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 1204 N. 7th St

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0  
CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81501

USE OF ALL EXISTING BLDG(S) N/A

APPLICANT Intelli Tec College

DESCRIPTION OF WORK & INTENDED USE: Construct temporary parking lot.

ADDRESS 772 Horizon Drive

CITY/STATE/ZIP Grand Junction, CO 81506

TELEPHONE 970.245.8101

**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 <u>X</u> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>6'</u> from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT _____	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>2 yr temp lot Exp. 4/20/10</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 \_\_\_\_\_ Date 1/11/10

Planning Approval Ante Costello Date 4/20/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>4/20/10</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)

**EXHIBIT A  
LEGAL DESCRIPTION**

2705-312-01-122 THAT PT OF LOT 101 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 GR JCT TECHNOLOGICAL CENTER SUB SEC 31 1N 1E BEING APPROX 62.5FT ADJ TO NLY LINE LOTS 24 THRU 34 SD SUB

2705-312-01-030 LOT 24 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-031 LOT 25 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-032 LOT 26 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-033 LOT 27 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-034 LOT 28 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-035 LOT 29 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-036 LOT 30 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-037 LOT 31 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-038 LOT 32 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-039 LOT 33 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

2705-312-01-040 LOT 34 TECH DEL SOL REPLAT LOTS 2,3,4,5,6 BLOCK 1 OF THE GR JCT TECHNOLOGICAL CTR SUBDIVISION SEC 31 1N 1E

*Handwritten signature or initials*