

Planning \$ <u>Plw/App</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>SPR-2008-086</u>

Const Fee \$ 710

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 5255 6th Avenue - South side TAX SCHEDULE NO. 2945-143-43-941
+ 2945-143-43-00

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 0

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7,000 APPROX.

OWNER City of Grand Junction + Mesa County MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 250 N. 5th St. + P.O. Box 20,000 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81502 USE OF ALL EXISTING BLDG(S) Grand Valley Transit Transfer Station + RTPO offices

APPLICANT SAME AS OWNER DESCRIPTION OF WORK & INTENDED USE: grading, paving, utility services, construction of improvements

ADDRESS Developer - Sun King Maint. Corp. Greg Motz 2945 291173

CITY/STATE/ZIP City of GJ - Santa Costello - 244-1446

TELEPHONE Mesa Co. - Sue Gormley - 244-3230

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>28 incl 2HC</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 [Signature] Date 3/11/08

Department Approval [Signature] Date 6/18/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21111</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/27/08</u>	

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