

Planning \$ <u>Pd w/SPR</u>	Drainage \$ <u>—</u>
TCP \$ <u>1548.00 pd</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>77837</u>
FILE # <u>SPR-2000-203</u>

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 2743 Crossroads
 SUBDIVISION Crossroads CO West
 FILING 2 BLK 2 LOT 15
 OWNER Mesa County Association of Realtors
 ADDRESS 2743 Crossroads Blvd.
 TELEPHONE 243-3322
 APPLICANT RG CONSULTING ENGINEERS, INC.
 ADDRESS 330 MAIN ST. STE 203
 TELEPHONE 247-7540

TAX SCHEDULE NO. 2701-362-34-015
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,870 SF
 SQ. FT. OF EXISTING BLDG(S) N/A
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS none
 DESCRIPTION OF WORK & INTENDED USE:
New 1-story office bldg
LESS THAN 20 EMPLOYEES PER
VOSTATEK CONSTRUCTION

✓ 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 C-1
 SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 1.0 FAR

LANDSCAPING/SCREENING REQUIRED: YES X NO —
 PARKING REQUIREMENT: 1 per 300 gsf
 SPECIAL CONDITIONS: DFA required for improvements
not completed prior to C.O.
 CENSUS TRACT 16 TRAFFIC ZONE 15 ANNEX —

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 Charles P. Moon PRES Date 10/02/00
 Department Approval Justin L. [Signature] Date 11/29/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13574</u>
Utility Accounting <u>KH [Signature]</u>			Date <u>11/29/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)