

Planning \$ <u>pdw/SPR</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>79480</u>
FILE # <u>PP-2001-029</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 <u>2139 N 12th Street, Unit 1-5</u> 2117, 2129, 2139, 2205 N 12th	TAX SCHEDULE NO. <u>NORTH BUILDING</u> <u>2945-111-00-137, 083, 082, 081</u>
SUBDIVISION <u>12th Street Plaza</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>14,112 7078.5</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
OWNER <u>Wylie R. & Carrie J. Miller</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>12</u>
ADDRESS <u>798 Jordanna Road, G.J., CO</u>	CONSTRUCTION
TELEPHONE <u>970-245-6145</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
APPLICANT <u>Wylie R. Miller</u>	CONSTRUCTION
ADDRESS <u>798 Jordanna Road, G.J., CO</u>	USE OF ALL EXISTING BLDGS <u>NO</u>
TELEPHONE <u>970-245-6145</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Office</u>

✓ 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>RO</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	PARKING REQUIREMENT: <u>Per plan</u>
MAXIMUM HEIGHT <u>35'</u>	SPECIAL CONDITIONS: <u>Architectural, Performance Standards</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>70</u>	CENSUS TRACT _____ TRAFFIC ZONE _____ 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 <u>Wylie R. Miller</u>	Date <u>1/31/01</u>
Department Approval <u>Twitter / Ashby</u>	Date <u>3/29/01</u>

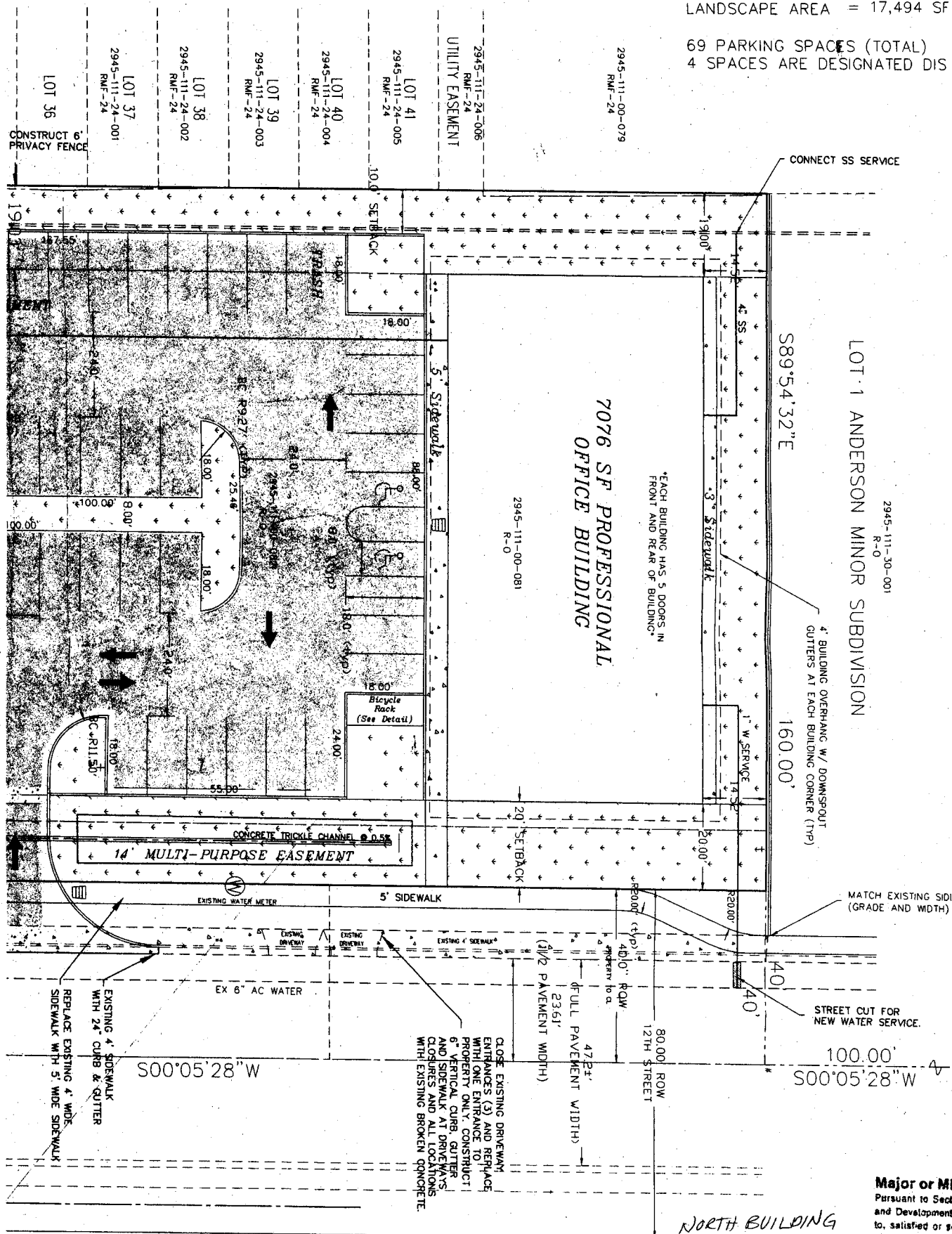
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13850</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/2/01</u>		

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)

BUILDING AREA = 14,152 SF
 ASPHALT AREA = 23,398 SF
 CONCRETE AREA = 2,484 SF
 "HARD SURFACE" = 40,034 SF
 LANDSCAPE AREA = 17,494 SF

69 PARKING SPACES (TOTAL)
 4 SPACES ARE DESIGNATED DIS



SHOWN
 EET
 RMIT

ENTIRE EAST SIDE OF 12TH ADJACENT TO THE SITE

SHEET INDEX

SHEET NO. DESCRIPTION

ACCEPTED KKA 3/29/01
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Major or Minor Pursuant to Section and Development to, satisfied or signed, this Site

In accordance with this approval, signed 2001.

Executed by:
Kristen Asst
 Name and Title
 Community Development
 City of Grand Jur