

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

BLDG PERMIT NO. <u>79295</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

SOUTH BUILDING

BUILDING ADDRESS <u>2139 N 12th Street, #8-10</u>	TAX SCHEDULE NO. <u>2945-11-00-137,083,082,081</u>
SUBDIVISION <u>12th St Plaza</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>7078.5</u>
FILING _____ BLK _____ LOT _____	SQ. FT OF EXISTING BLDG(S) <u>0</u>
OWNER <u>Wylie R & Camie J Miller</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>12</u>
ADDRESS <u>798 Jordanna Rd GJ CO</u>	CONSTRUCTION
TELEPHONE <u>970-245-6145</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER <u>2</u>
APPLICANT <u>Wylie R Miller</u>	CONSTRUCTION
ADDRESS <u>798 Jordanna Rd GJ CO</u>	USE OF ALL EXISTING BLDGS <u>NA</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>R0</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>70</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per Plan</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>Architectural</u>
MAXIMUM HEIGHT <u>35'</u>	<u>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>[Signature]</u>	Date <u>3/29/01</u>

Additional water and/or sewer tap fee(s) are required:	YES <u>✓ WATER</u>	NO <u>✓ SEWER</u>	W/O No. <u>3850</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)

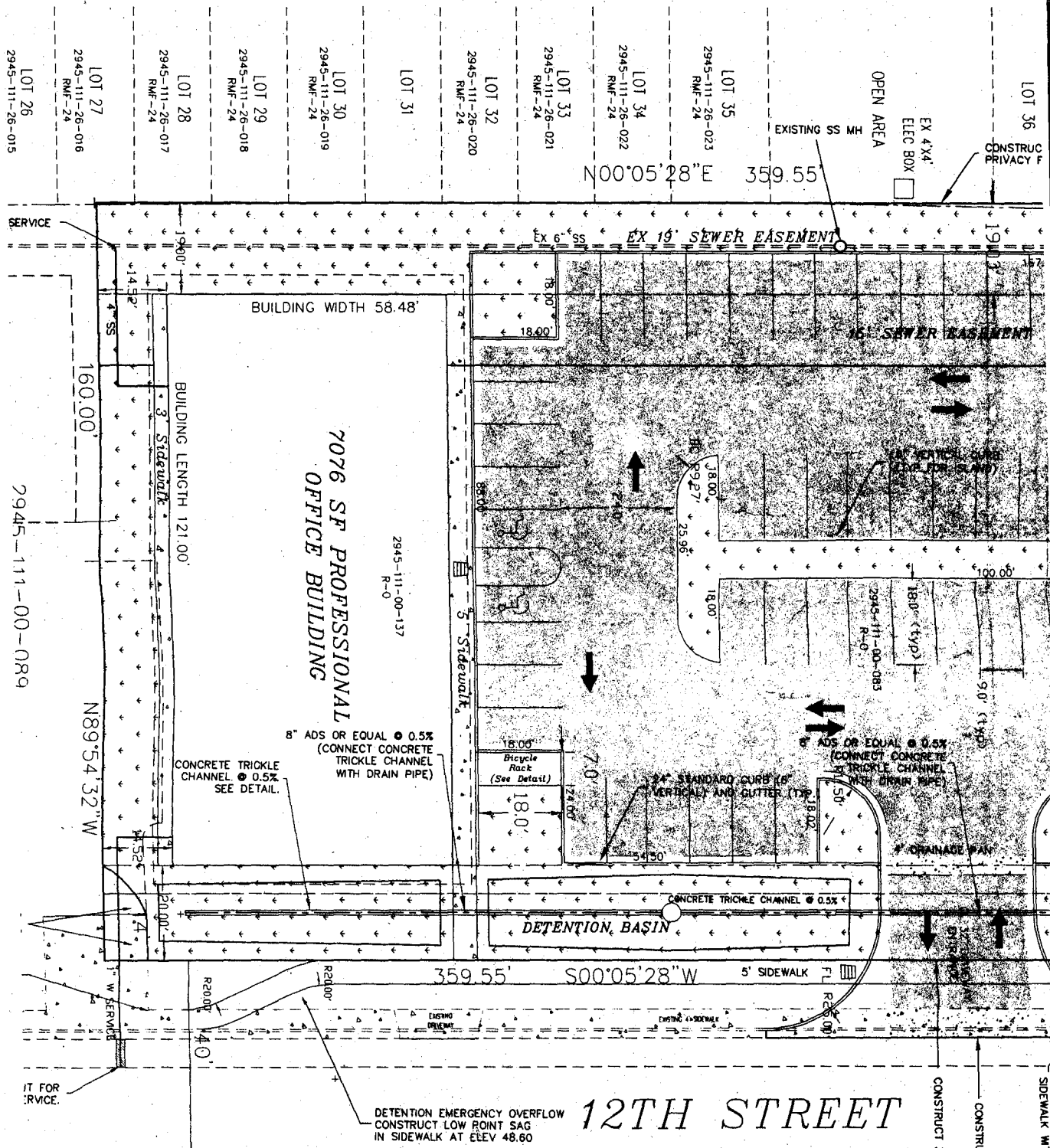
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ELECTRIC XCEL ENERGY
 GAS XCEL ENERGY
 TELEPHONE QWEST
 WATER CITY OF GRAND JUNCTION
 SEWER CITY OF GRAND JUNCTION
 CABLE AT&T BROADBAND

REFER TO LANDSCAPING PLAN
 FOR LIGHTING DETAILS.

COLLEGE PLACE TOWNHOMES FILING NO. THREE

COLLEGE PL



LOT 26
 2945-111-26-015

LOT 27
 2945-111-26-016
 RMF-24

LOT 28
 2945-111-26-017
 RMF-24

LOT 29
 2945-111-26-018
 RMF-24

LOT 30
 2945-111-26-019
 RMF-24

LOT 31

LOT 32
 2945-111-26-020
 RMF-24

LOT 33
 2945-111-26-021
 RMF-24

LOT 34
 2945-111-26-022
 RMF-24

LOT 35
 2945-111-26-023
 RMF-24

LOT 36
 CONSTRUCT
 PRIVACY F

SOUTH BUILDING 559.55'

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.

DETECTION EMERGENCY OVERFLOW
 CONSTRUCT LOW POINT SAG
 IN SIDEWALK AT ELEV 48.60

12TH STREET

CENTERLINE OF 12 STREET

CONSTRUCT 32' DRIVEWAY ENTRANCE
 CONSTRUCT 6' DRAINAGE PAV
 REPLACE EXISTING 4' WIDE
 SIDEWALK WITH 5' WIDE SIDEWALK