

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>4100<sup>00</sup></u>	School Impact \$ <u>0</u>

*AP*

JG PERMIT NO.
FILE # <u>SS-2001-186</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 2734 CROSSROADS  
 SUBDIVISION CROSSROADS  
 FILING 2 BLK \_\_\_\_\_ LOT 849  
 OWNER Imperial Group  
 ADDRESS 7825 FAR AVENUE LaJolla, CALIF.  
 TELEPHONE 858-454-5290  
 APPLICANT John Norris  
 ADDRESS -same-  
 TELEPHONE -same-

TAX SCHEDULE NO. 2701-362-35-008 & 009  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS OFFICE  
 DESCRIPTION OF WORK & INTENDED USE: Simple  
Subdivision & Construct new  
OFFICE BLDG / gen OFFICE L 20 employees

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 NA

LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_  
 PARKING REQUIREMENT: Providing 34  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 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 [Signature]  
 Department Approval [Signature]

Date Aug 15, 2001  
 Date 11/1/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14352</u>
Utility Accounting	<u>Kate Elaberry</u>		Date <u>11/1/01</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)