

Planning \$ <u>Paid</u>	Drainage \$ <u>—</u>
TCP \$ <u>6,268.00</u>	School Impact \$ <u>N/A</u>

(20)

DG PERMIT NO. <u>87449</u>
FILE # <u>SPR-2002-037</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 514-28 1/4 ROAD
 SUBDIVISION See attached
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-073-00-098
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10,000 s.f.
 SQ. FT. OF EXISTING BLDG(S) 0

OWNER Timothy Brady
 ADDRESS 239 1/2 Ridgeway Ct
 TELEPHONE 241-6666

NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Office

APPLICANT Constructors West, Inc
 ADDRESS 2818 1/2 North Ave
 TELEPHONE 241-5457

DESCRIPTION OF WORK & INTENDED USE:
Construct 10,000 sq. ft. Commercial Building

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

~~30 or less~~ MAX 20 EMPLOYEES
1 EOU

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R.O.
 SETBACKS: FRONT: 20' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 5' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 35'
per plan.
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: 40
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 6 TRAFFIC ZONE 30 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 Angie Phillips
 Department Approval Joni V. Brown

Date 2/7/02
 Date June 4, 2002

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15017</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/11/02</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)