

|                         |  |                             |
|-------------------------|--|-----------------------------|
| Planning \$ <u>1000</u> | Drainage <u>#3879.45</u> <u>\$869.23</u> | LOG PERMIT NO. <u>84673</u> |
| TCF \$ <u>196800</u>    | School Impact \$ <u>0</u>                | FILE # <u>SPR-2002-107</u>  |

14154-8878

**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 2501 BLICHMANN TAX SCHEDULE NO. 2945-033-39-001  
 SUBDIVISION Foresight Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4921 SF  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT OF EXISTING BLDG(S) 8559 SF  
 OWNER Lot 1 Gilmore Sub Foresight Executive Suites LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 ADDRESS 2501 BLICHMANN Ave NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 TELEPHONE 970.241.1828 USE OF ALL EXISTING BLDGS OFFICE  
 APPLICANT JOHN GALLOWAY DESCRIPTION OF WORK & INTENDED USE: Addition  
 ADDRESS Box 89, Molina, CO 81646 4921 SF office space; req'd  
 TELEPHONE 497-0244 parking; site landscaping; sidewalk

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  
 CURRENTLY 2 EAs 40 employees

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-0 LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_  
 SETBACKS: FRONT: 15 from Property Line (PL) or from center of ROW, whichever is greater  
 SIDE: 15 from PL REAR: 25 from PL PARKING REQUIREMENT: See approved site plan  
 MAXIMUM HEIGHT 40 SPECIAL CONDITIONS: \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A CENSUS TRACT 10 TRAFFIC ZONE 24 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] Date 4/8/02  
 Department Approval [Signature] Date 5/31/02

|  |     |  |                                     |
|--|-----|--|-------------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>120000</u>               |
| Utility Accounting <u>[Signature]</u>                  |     |  | Date <u>no other change 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)

**CITY OF GRAND JUNCTION  
MAJOR SITE PLAN REVIEW**

**FOR**

Tom Gilmor  
Foresight Executive Suites, LLC  
2501 Blichman Avenue  
Grand Junction, CO 81505 )

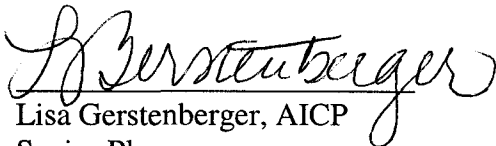
**ADMINISTRATIVE DECISION  
APPROVING**

**File #SRP-2002-107**

An application submitted by Foresight Executive Suites, LLC requesting a Major Site Plan Review to allow a 9,921 square foot building addition in the I-O zone district, located at 2501 Blichman Avenue, was considered administratively by the City of Grand Junction on May 31, 2002. After considering all pertinent data, the Administrator **APPROVES** the Site Plan upon a finding that the proposal complies with all applicable sections of the Grand Junction Zoning and Development Code. The Major Site Plan Review approval is subject to the following conditions:

1. Occupancy of the building addition shall not be permitted until such time as all required site improvements have been installed, inspected and approved by the City.

All uses which are subject to a Major Site Plan Review must commence construction within six months of the date of approval. If a building permit is obtained within 6 months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.

  
Lisa Gerstenberger, AICP  
Senior Planner

Attachment: Approved Site Plan

cc w/att: Dave Donohue, Development Engineer

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