

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>          </u>
TCP \$ <u>          </u>	School Impact \$ <u>          </u>

BLDG PERMIT NO. <u>85424</u>
FILE # <u>SPR-2000-073</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

(ac)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1190 BOOKCLIFF AVE. TAX SCHEDULE NO. 2945-111-00-150

SUBDIVISION ~~CRANFORD~~ Sullivan SQ. FT. OF PROPOSED BLDG(S)/ADDITION             
Center Condominiums

FILING            BLK            LOT            SQ. FT. OF EXISTING BLDG(S) 20,000

OWNER BOOKCLIFF SQUARE LLC NO. OF DWELLING UNITS: BEFORE            AFTER             
 ADDRESS 336 MAIN ST #201 CONSTRUCTION           

TELEPHONE 243-9428 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION           

APPLICANT KEYSTONE Custom Bldgs USE OF ALL EXISTING BLDGS OFFICE Bldg  
 ADDRESS P.O. Box 1807 DESCRIPTION OF WORK & INTENDED USE: ROOF  
TOP HEATER, GAS LINES, MISC  
MECHANICAL

TELEPHONE 243-9428

✓ 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 B-1 LANDSCAPING/SCREENING REQUIRED: YES            NO           

SETBACKS: FRONT:            from Property Line (PL) or  
45 from center of ROW, whichever is greater  
 SIDE:            from PL REAR:            from PL

PARKING REQUIREMENT:           

SPECIAL CONDITIONS: per Approved PLW

MAXIMUM HEIGHT 40

MAXIMUM COVERAGE OF LOT BY STRUCTURES 60% CENSUS TRACT 5 TRAFFIC ZONE 27 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 7/12/02

Department Approval [Signature] Date 7/12/02

Additional water and/or sewer tap fee(s) are required:	YES <u>          </u>	NO <u>          </u>	W/O No. <u>          </u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/12/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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