

Planning \$ <u>N/C</u>	Drainage \$ <u>347.00</u>
TCP \$ - <u>Pl</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>N/A</u>
FILE # <u>MSP-2002-148</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 2387 F Road

SUBDIVISION FBEW Simple Subdivision

FILING 1 BLK 1 LOT 3

OWNER FBEW, LLC - Robert Franden

ADDRESS 525 South Main, Suite 1000

TELEPHONE (918) 583-7129

APPLICANT David Holubetz

ADDRESS 2387 F Road

TELEPHONE (970) 241-4519

TAX SCHEDULE NO. 2945-054-06-002

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

SQ. FT. OF EXISTING BLDG(S) 10,580

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
CONSTRUCTION

USE OF ALL EXISTING BLDGS Office

DESCRIPTION OF WORK & INTENDED USE:  
Mortgage Processing - interior remodel  
w/ new parking lot

✓ 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-2

SETBACKS: FRONT: 15' from Property Line (PL) or  
0' from center of ROW, whichever is greater  
SIDE: 0' from PL REAR: 10' from PL

MAXIMUM HEIGHT N/A

MAXIMUM COVERAGE OF LOT BY STRUCTURES existing

LANDSCAPING/SCREENING REQUIRED: YES X NO     

PARKING REQUIREMENT: 36

SPECIAL CONDITIONS:     

CENSUS TRACT 9 TRAFFIC ZONE 6 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 7/8/02

Department Approval [Signature] Date 9/2/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15265</u>
Utility Accounting <u>Marshall-Cole</u>			Date <u>9/3/02</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)

Planning \$ <u>N/C</u>	Drainage \$ <u>347.00</u>
TCP \$ - <u>Pl</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>85716</u>
FILE # <u>MSP-2002-148</u>

## PLANNING CLEARANCE

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

~~85716~~  
\$

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2387 F Road

TAX SCHEDULE NO. 2945-054-06-002

SUBDIVISION FBFW Simple Subdivision

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING 1 BLK 1 LOT 3

SQ. FT OF EXISTING BLDG(S) 10,580

OWNER FBFW, LLC - Robert Franden

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 525 South Main, Suite 1000

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
CONSTRUCTION

TELEPHONE (918) 583-7129

USE OF ALL EXISTING BLDGS Office

APPLICANT David Holubetz

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 2387 F Road *fair*

Mortgage Processing - interior remodel

TELEPHONE (970) 241-4519 *241-4531*

w/ new parking lot

✓ *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-2

LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_

SETBACKS: FRONT: 15' from Property Line (PL) or  
from center of ROW, whichever is greater  
SIDE: 0' from PL REAR: 10' from PL

PARKING REQUIREMENT: 36

SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM HEIGHT N/A

MAXIMUM COVERAGE OF LOT BY STRUCTURES existing

CENSUS TRACT 9 TRAFFIC ZONE 6 ANNEX \_\_\_\_\_

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Applicant's Signature *David Holubetz*

Date 7/8/02

Department Approval *Ronnie Edwards*

Date 9/2/02

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Utility Accounting	<u><i>Marshall - Cole</i></u>		Date <u>9/3/02</u>

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