

Planning \$ Pd w/ SPR	Drainage \$ —
TCP \$ 0	School Impact \$ —

BLDG PERMIT NO. 80074
FILE # SPR-2001-129

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

17-001
 (cc)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2478 F Rd (East Building) TAX SCHEDULE NO. 2945-044-07-008

SUBDIVISION Patterson Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18,760

FILING _____ BLK _____ LOT 1 SQ. FT OF EXISTING BLDG(S) 18,760

OWNER Wylie & Carrie Miller NO. OF DWELLING UNITS: BEFORE NA AFTER _____

ADDRESS 798 Jordanna Rd GJ 81506 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2

TELEPHONE 245-6145 USE OF ALL EXISTING BLDGS Commercial

APPLICANT same DESCRIPTION OF WORK & INTENDED USE: Construction

ADDRESS _____ of 18760 sf retail/office condominiums

TELEPHONE _____

✓ 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 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: Per Plan

MAXIMUM HEIGHT 40 SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES NA CENSUS TRACT 9 TRAFFIC ZONE 4 ANNX _____

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 Wylie R. Miller Date _____

Department Approval Rustin K. Roberts Date 4/30/02

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>14875</u>
Utility Accounting <u>C. Benseley</u>	Date <u>5/1/02</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)

