

Planning \$ _____	Drainage <input checked="" type="checkbox"/> _____
TCP \$ <u>1560.40</u>	School Impact \$ _____

PERMIT NO. <u>86940</u>
FILE # <u>55-2002-151</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 670 W. Gunnison Ave.
 SUBDIVISION Six and Fifty West Sub.
 FILING 2 BLK 5 LOT 10 & 11
 OWNER Koloha Investments LLC
 ADDRESS P.O.B. 882026 Steamboat Spgs CO ⁸⁰⁴⁸⁸
 TELEPHONE 970-736-0504
 APPLICANT Marty Kolonel
 ADDRESS as above
 TELEPHONE 970-736-0504

TAX SCHEDULE NO. 2945-151-11-010 & 021
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5504
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS NA
 DESCRIPTION OF WORK & INTENDED USE:
Construct office/warehouse
building

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
 _____ from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 2.00

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 6
 SPECIAL CONDITIONS: Per Plan
 CENSUS TRACT 9 TRAFFIC ZONE 11 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 _____
 Department Approval Ante J. Costello

Date 7/15/02
 Date 10/24/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15421</u>
Utility Accounting	_____		Date <u>10/24/02</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)