

Planning \$	N/A	Drainage \$	N/A
TCP \$	N/A	School Impact \$	N/A

BLDG PERMIT NO.
FILE # <u>SPR-2003-198</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 601 28 1/4 ROAD A & B
 SUBDIVISION VILLAGE PARK SUBD.
 FILING _____ BLK 1 LOT 1
 OWNER PATERSON ROAD DEVELOPMENT LLC
DENNY GRANUM
 ADDRESS 603 28 1/4 ROAD
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501

TAX SCHEDULE NO. 2943-063-42-001
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 10,000 sq. ft.
 MULTI-FAMILY: N/A
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) _____

APPLICANT SAME
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 263-4022

DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
TWO (2) 5,000 sq. ft. OFFICE BUILDINGS.
200 or LESS in EACH BLDG 1 ROW EACH

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

2 TOTALS

ZONE <u>PD, PLANNED DEVELOPMENT</u> SETBACKS: FRONT: <u>14'</u> ^{FOR THIS LOT} from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>34 REQ. - 50 PROVIDED</u> SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLAN.</u>
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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 Scott D. Peterson

Date _____
 Date 12-10-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>16980</u>
Utility Accounting <u>CMW</u>			Date <u>1/28/04</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)