

Planning \$ <u>N/A</u>	Drainage <u>N/A</u>
TCP \$ <u>4,740.00</u>	School Impact \$ <u>N/A</u>

BUILDING PERMIT NO. <u>90931/91787</u>
FILE # <u>SPR-2003-144</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 2738 CROSSROADS BLVD. TAX SCHEDULE NO. 2701-362-35-007, 013
CROSSROADS COLORADO WEST +
SUBDIVISION IMPERIAL GROUP SIMPLE SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11,218 SF.
+ 800 S.F.
FILING 2 BLK 3 LOTS 2 SQ. FT OF EXISTING BLDG(S) N/A
OWNER SID SQUIRRELL NO. OF DWELLING UNITS: BEFORE 0 AFTER 2
ADDRESS 1007 N. 7TH STREET, 65, 60 CONSTRUCTION
TELEPHONE 241-2909 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
CONSTRUCTION
APPLICANT SID SQUIRRELL USE OF ALL EXISTING BLDGS N/A
DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
ADDRESS 1007 N. 7TH STREET, 65, 60 81501 11,218 SF OFFICE BUILDING + 800 SF SHED
TELEPHONE 241-2909 WITH ASSOCIATED PARKING + LANDSCAPING
✓ 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 PER APPROVED LANDSCAPE PLAN.
SETBACKS: FRONT: 15' from Property Line (PL) or PER APPROVED LANDSCAPE PLAN.
15' from center of ROW, whichever is greater
SIDE: 0 from PL REAR: 10 from PL PARKING REQUIREMENT: 38 REQ. / 71 PROVIDED
MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: PER APPROVED / SIGNED
SITE AND LANDSCAPING PLANS.
MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Sidney Squirrel Date 7/2/03
Department Approval [Signature] Date 9/22/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>116625</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/3/03</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)