

Planning \$ <u>P/W/SPR</u>	Drainage \$ <u>/</u>
TCP \$ <u>/</u>	School Impact \$ <u>/</u>

BLDG PERMIT NO. <u>88402</u>
FILE # <u>SPR-2001-129</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 2478 (North Bldg) E Rd  
 SUBDIVISION Patterson Village Square  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

TAX SCHEDULE NO. 2945-044-17-001  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18,760  
 SQ. FT. OF EXISTING BLDG(S) 2-18,760

OWNER Wylie & Came Miller  
 ADDRESS 798 Jordanna Rd GJ CO  
 TELEPHONE 245-6145

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3  
 CONSTRUCTION

APPLICANT Wylie Miller  
 ADDRESS 798 Jordanna Rd GJ CO  
 TELEPHONE 245-6145

USE OF ALL EXISTING BLDGS Commercial  
 DESCRIPTION OF WORK & INTENDED USE:  
Construct retail/office 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-1  
 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 NA

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_  
 PARKING REQUIREMENT: Per plan  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 CENSUS TRACT 9 TRAFFIC ZONE 4 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 Wylie R. Miller  
 Department Approval Quinten T. Adlbeck

Date 1/8/03  
 Date 1/7/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15613</u>
Utility Accounting	<u>Chm Cole</u>		Date <u>1/8/03</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)

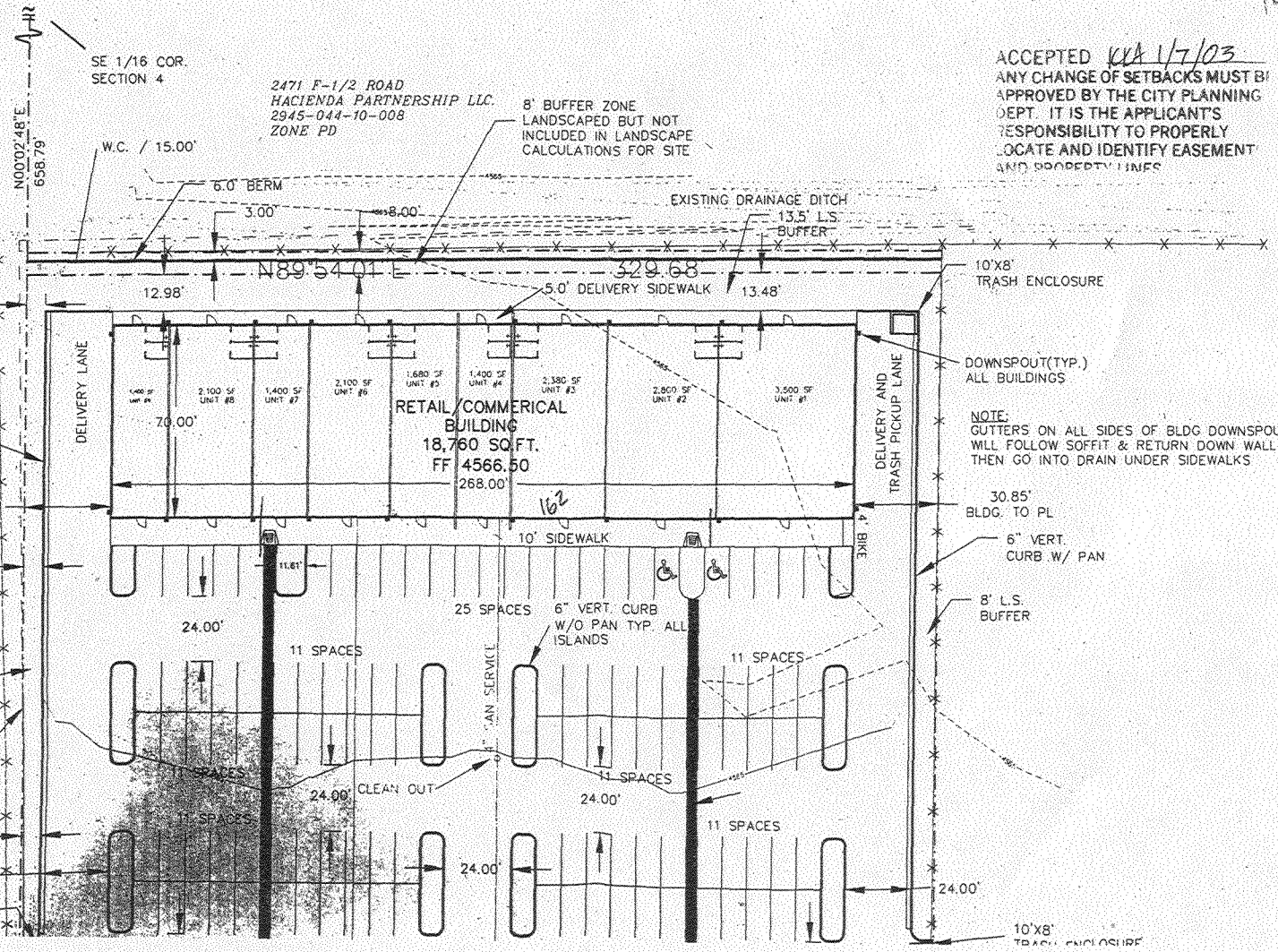
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ACCEPTED KLA 1/7/03  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES

SE 1/16 COR. SECTION 4

2471 F-1/2 ROAD  
HACIENDA PARTNERSHIP LLC.  
2945-044-10-008  
ZONE PD

8' BUFFER ZONE  
LANDSCAPED BUT NOT INCLUDED IN LANDSCAPE CALCULATIONS FOR SITE



BEGIN 15" PVC STORM PIPE FOR OFF SITE WATER SURFACE EL. 4562.34 INV. IN 4559.69