

Planning \$ <u>Paid</u>	Drainage <u>—</u>
TCP \$ <u>NOT AT THIS TIME</u>	School Impact \$ <u>—</u>

PERMIT NO.
FILE # <u>SPR-2003-166</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

75857-154

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 859 SUMMERS AVE
 SUBDIVISION JEFFREYS SIMPLE SUB
 FILING _____ BLK _____ LOT 1

TAX SCHEDULE NO. 2945-234-00-010
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 27,000
 SQ. FT. OF EXISTING BLDG(S) 1730

OWNER 859 SUMMERS LLC
 ADDRESS 2683 DEL MAR DR. G.S. 81506
 TELEPHONE 970 243-6138

NO. OF DWELLING UNITS: BEFORE X AFTER 7
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE X AFTER 2
 CONSTRUCTION

APPLICANT JAMES P. JEFFREYS
 ADDRESS SAME
 TELEPHONE 970 243-6138

USE OF ALL EXISTING BLDGS OFFICE, BUSINESS RESIDENCE
 NOT AT THIS TIME WB
 DESCRIPTION OF WORK & INTENDED USE:
27,000 SF OFFICE + BUSINESS RESIDENCE
11,500 SF OFFICE/RETAIL

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: AS SHOWN from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT N/A parking lot only
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 126 (plan) may require adjusting upon future development.
 SPECIAL CONDITIONS: Clearance is only for asphalt paving/landscaping/utility site work
 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 James P. Jeffreys Date 7/16/03
 Department Approval Lou V. Bowers Date 10-21-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Parking only</u>
Utility Accounting	<u>Patricia Konover</u>		Date <u>10/22/03</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)