

Planning \$ Pd W/SPR	Drainage <u>0</u>
TCP \$ <u>2891.00</u>	School Impact \$ <u>0</u>

JG PERMIT NO.
FILE # <u>SPR-2004-260</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Colorado 9th LLC

THIS SECTION TO BE COMPLETED BY APPLICANT

Prm # 1004

BUILDING ADDRESS 863 Colorado Ave.

SUBDIVISION City of Grand Junction

FILING _____ BLK 129 LOT 15 & 16

OWNER Colorado 9th LLC

ADDRESS 863 Colorado Ave

CITY/STATE/ZIP Grand Junction, CO 81501

APPLICANT TYSON MANROOS

ADDRESS P.O. BOX 4136

CITY/STATE/ZIP GRAND JUNCTION, CO 81502

TELEPHONE 245-4071

TAX SCHEDULE NO. 1945-PA-25-009

SQ. FT. OF EXISTING BLDG(S) N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1200 SF - 1 FLOOR
1200 SF - 2 FLOOR

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE 1 AFTER 0 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) Home to be demo'd

DESCRIPTION OF WORK & INTENDED USE: Construction of 2 story (2400 SF.) office bldg.

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 <u>R0</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	PARKING REQUIREMENT: <u>per plan + lease</u>
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	_____

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 [Signature] Date 8 OCT 2004

Department Approval [Signature] Date 1/3/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>EXISTING SEWER & WATER PIP & TAP SUFFICIENT FOR LESS THAN 20 EMPLOYEE OFFICE</u>	Date <u>12/29/04</u>		<u>[Signature]</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)