

Planning \$ <u>N/A</u>	Drain \$ <u>N/A</u>
TCP \$ <u>8,394.85 SOP</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>SPR-2003-255</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

64825-9039

BUILDING ADDRESS 2470 F ROAD

SUBDIVISION UNPLATTED

FILING _____ BLK _____ LOT _____

OWNER WILEY MILLER

ADDRESS 798 JORDANNA RD

CITY/STATE/ZIP GJ, CO 81506

APPLICANT WILEY MILLER

ADDRESS 798 JORDANNA RD

CITY/STATE/ZIP GJ, CO 81506

TELEPHONE 245-6145

TAX SCHEDULE NO. 2945-074-00-063

SQ. FT. OF EXISTING BLDG(S) 1456 (RESIDENT.)

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 29,288 (COM)

MULTI-FAMILY: (NEW COM. BUILDINGS 14,644 SQ. FT. EACH)

NO. OF DWELLING UNITS: BEFORE 1 AFTER 6

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 2

CONSTRUCTION

USE OF ALL EXISTING BLDG(S) Residential & Outbuildings

LESS THAN 20 EMPLOYEES FOR TOTAL OF UNITS

DESCRIPTION OF WORK & INTENDED USE: Demo existing structures, Site Grading, Building Construction (Improvements per approved plans)

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>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>(1 per 250) 117 REQ - 118 PROVIDED.</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS.</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 Wylie C. Miller Date 11/17/03

Department Approval Scott D. Peterson Date 3-23-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A 17144</u>
Utility Accounting <u>[Signature]</u>			Date <u>4/7/04</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)