

Planning \$ <u>Pd</u>	Drain \$ _____
TCP \$ <u>10,992<sup>00</sup></u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. _____
FILE # <u>SPR-2005-080</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 709 23 2/10 ROAD  
 SUBDIVISION GRAND PARK SOUTH  
 FILING 1 BLK 2 LOT 8  
 OWNER MARTIN & DONNA AZCARRAGA  
 ADDRESS P.O. Box 1163  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81502

TAX SCHEDULE NO. 2701-323-12-008  
 SQ. FT. OF EXISTING BLDG(S) -  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 10,000  
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE - AFTER -  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE - AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) -

APPLICANT HEATHERWOOD LAND HOLDINGS, LLC  
 ADDRESS BANK ESCROW 44 UNION BLVD. #115  
 CITY/STATE/ZIP LAKEWOOD, CO 80223  
 TELEPHONE 303-988-2200 986-4848  
*Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

DESCRIPTION OF WORK & INTENDED USE:  
CONSTRUCTION OF A "SHELL" OFFICE/WAREHOUSE  
BUILDING W/ ASSOCIATED PARKING/LANDSCAPING

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>I-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>13 (1200 # office / 9,000 # warehouse)</u> SPECIAL CONDITIONS: <u>parking may change</u> <u>if uses change - depends</u> <u>on tenants -</u>
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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 Mary h Schub Manager Date 3-29-05  
 Department Approval Ronnie Edwards APA Date 6/6/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18174</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>6/21/05</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)