

Planning \$ <u>P&D</u>	Drainage \$ <u>per picks</u>
TCP \$ <u>16,283.00</u>	School Impact \$ <u>N/A</u>

DG PERMIT NO.
FILE # <u>SPR-2004-233</u>

PLANNING CLEARANCE

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

Dave Zolner
ANB

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2393 FRd TAX SCHEDULE NO. 2945-054-02-003
SW corner of 24th & Patterson ~~To Be Determined~~

SUBDIVISION Caldwell Sub SQ. FT. OF EXISTING BLDG(S) 0

FILING - BLK - LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1-4200 SF
4,350 SF

OWNER Caldwell Investment Partnership MULTI-FAMILY:
 ADDRESS 630 S Terrace Dr. NO. OF DWELLING UNITS: BEFORE - AFTER -
 CONSTRUCTION

CITY/STATE/ZIP Grand Jct., CO 81503 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

APPLICANT Chamberlain Architects ^{250 9229 Bob} USE OF ALL EXISTING BLDG(S) 8500 N/A

ADDRESS 437 Main Street DESCRIPTION OF WORK & INTENDED USE: NEW
 CITY/STATE/ZIP Grand Jct., CO 81501 drive thru branch bank
 building. AM Bank

TELEPHONE 970-242-6804

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 LANDSCAPING/SCREENING REQUIRED: YES X NO -

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: per plans dated 12/3/04
15 Spaces

MAX. HEIGHT _____ SPECIAL CONDITIONS: need Reversible Permit
for ROW landscaping - E reciprocal
easement agreement recorded

MAX. COVERAGE OF LOT BY STRUCTURES _____

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 Vance Unsworth Date 9.30.04
 Department Approval Ronnie Edwards APA Date 9/12/05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>18391</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/12/05</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)