

Planning \$ <u>0</u>	Drains <u>0</u>
TCP \$ <u>3321.00</u>	School Impact \$ <u>0</u>

2

DG PERMIT NO.
FILE # <u>SPR-2005-042</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

2945-013-11-979
(TAX EXEMPT) 9811686

BUILDING ADDRESS 1331 Hermosa Ave
 SUBDIVISION Hilltop 2
 FILING _____ BLK 1 LOT 1

TAX SCHEDULE NO. FED TAX ID. 742321009
 SQ. FT. OF EXISTING BLDG(S) 5350
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1800

OWNER Hilltop Comm. Resources
 ADDRESS 1331 Hermosa Ave
 CITY/STATE/ZIP GJ, CO, 81506

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT FC CONSTRUCTORS, INC
 ADDRESS 3070 I-70 B
 CITY/STATE/ZIP GJ, CO, 81504

USE OF ALL EXISTING BLDG(S) B-1
 DESCRIPTION OF WORK & INTENDED USE:
ADDITION TO EXISTING OFFICE

TELEPHONE 970 434-9093

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>B-1</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>15'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ <i>replace any landscaping disturbed.</i> PARKING REQUIREMENT: <u>No new paved parking required!</u> SPECIAL CONDITIONS: _____
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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 [Signature]
 Department Approval [Signature]

Date 2.17.05
 Date 4/21/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>4/22/05</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)