

Planning \$	Drainage
TCP \$	School Impact \$

PERMIT NO.
FILE # <u>SPR-2005-084</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 648 MARKET ST.  
 SUBDIVISION CANYONVIEW MARKET PLACE  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-043-00-168  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER WTN COEX II, LLC  
 ADDRESS 3501 SW FAIRLAWN RD STE 200  
 CITY/STATE/ZIP TOPEKA, KS 66604

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0  
 CONSTRUCTION

APPLICANT McPherson Development Co., Inc.  
 ADDRESS 3501 SW FAIRLAWN RD, STE 100  
 CITY/STATE/ZIP TOPEKA, KS 66604  
 TELEPHONE 765-273-3082

USE OF ALL EXISTING BLDG(S) 0  
 DESCRIPTION OF WORK & INTENDED USE: Will need sewer clearance when building DRIVE PILES FOR FUTURE PERMIT BUILDING ON LOT 2 OF CANYONVIEW

*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> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>Piling are being installed solely at the applicant's risk. This flooring clearance does not constitute or imply development plan approval.</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 [Signature] Date 8-24-05  
 Department Approval [Signature] Date 8/25/05

Additional water and/or sewer tap fee(s) are required:	<u>X</u>	NO	W/O No. <u>When Building is Built</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/25/05</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)