

Planning \$ <u>Pd</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>MSP 2005 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

BUILDING ADDRESS 1119 N. 1st St.

TAX SCHEDULE NO. 2945-104-02-054

SUBDIVISION —

SQ. FT. OF EXISTING BLDG(S) N/A

FILING — BLK — LOT —

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Lilac Terrace LLC

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION

ADDRESS 800 Belfair

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

CITY/STATE/ZIP GJ 81501

USE OF ALL EXISTING BLDG(S) Retail Services & Offices

APPLICANT Sixbey - Baldwin

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 1420 Motor St.

parking lot improvements & new landscaping only

CITY/STATE/ZIP G. J. CO 81505

TELEPHONE 241-5164

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 type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>No change</u>
MAX. HEIGHT <u>no change in structures</u>	SPECIAL CONDITIONS: <u>per approved plans</u>
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 [Signature]
 Department Approval Phonda S. Edwards APA

Date 1/9/06
 Date 1/9/06

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>1.9.06</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)