

Planning \$ <u>0</u>	Drain: \$ <u>0</u>
TCP \$ <u>23,241.47</u>	School Impact \$ <u>0</u>

LDG PERMIT NO.
FILE # <u>VR-2005-229</u>

Pd 5/3/06
Rec'd # 28184

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 202 N. 7th ST

TAX SCHEDULE NO. 2945-144-49-002

SUBDIVISION SEVENTH STREET

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

FILING BLK 93 LOT 1

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 12,500 ±

OWNER TRIUMVIRATE, LLC

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 225 N. 5th ST

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION, CO 81502

USE OF ALL EXISTING BLDG(S) N/A
& JENSEN, PC

APPLICANT TRIUMVIRATE, LLC / KILLIAN, GUTHRO

ADDRESS 225 N. 5th ST

DESCRIPTION OF WORK & INTENDED USE:

CITY/STATE/ZIP G.J., CO 81502

NEW BUILDING, PARKING LOT

TELEPHONE 970-241-0707

LANDSCAPING - LAW OFFICE

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-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO <u> </u>
SETBACKS: FRONT: <u>0</u> (as allowed by chap. 3) from Property Line (PL) of from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>42 spaces, however on-street parking is being utilized as</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	SPECIAL CONDITIONS: <u>allowed by Chap. 6</u>
MAX. HEIGHT <u>65'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	<u>An 8' patio wall is approved with the site plan.</u>

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] Chamberlin Architects Date 09/09/05

Department Approval [Signature] Date 4/24/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	EXISTING 1.75 EQW W/O No. <u>Apex Hotel</u>
Utility Accounting <u>Kate Elsbury</u>			Date <u>5/16/06</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)