

Planning \$ <u>0</u>	Dr \$ <u>2195.00</u>
TCP \$ <u>5568.00</u>	School Impact \$ <u>0</u>

LDG PERMIT NO.
FILE # <u>SPR-2005-198</u>

*for both buildings*

*for both buildings*

### 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 402 GLEN RD. - North Bldg TAX SCHEDULE NO. 2943-182-07-001  
 SUBDIVISION ~~MINNEAPOLIS~~ REPLAT OF D & W 50B SQ. FT. OF EXISTING BLDG(S) 0  
 FILING BLK 4 LOT ~~1~~ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2091 & 2409  
 OWNER Ridgely Properties MULTI-FAMILY:  
 ADDRESS 828 OURAY AVE NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CITY/STATE/ZIP GRAND JCT, CO 81501 CONSTRUCTION  
 APPLICANT ROB ROWLANDS NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 ADDRESS 917 MAIN ST USE OF ALL EXISTING BLDG(S) as N/A  
 CITY/STATE/ZIP GRAND JCT, CO 81501 DESCRIPTION OF WORK & INTENDED USE: CONST.  
 TELEPHONE 241-1903 OFFICE/WAREHOUSE BLDGS.

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>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per Plan</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>No C.O. until all on- and off-site improvements completed</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>NA</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.

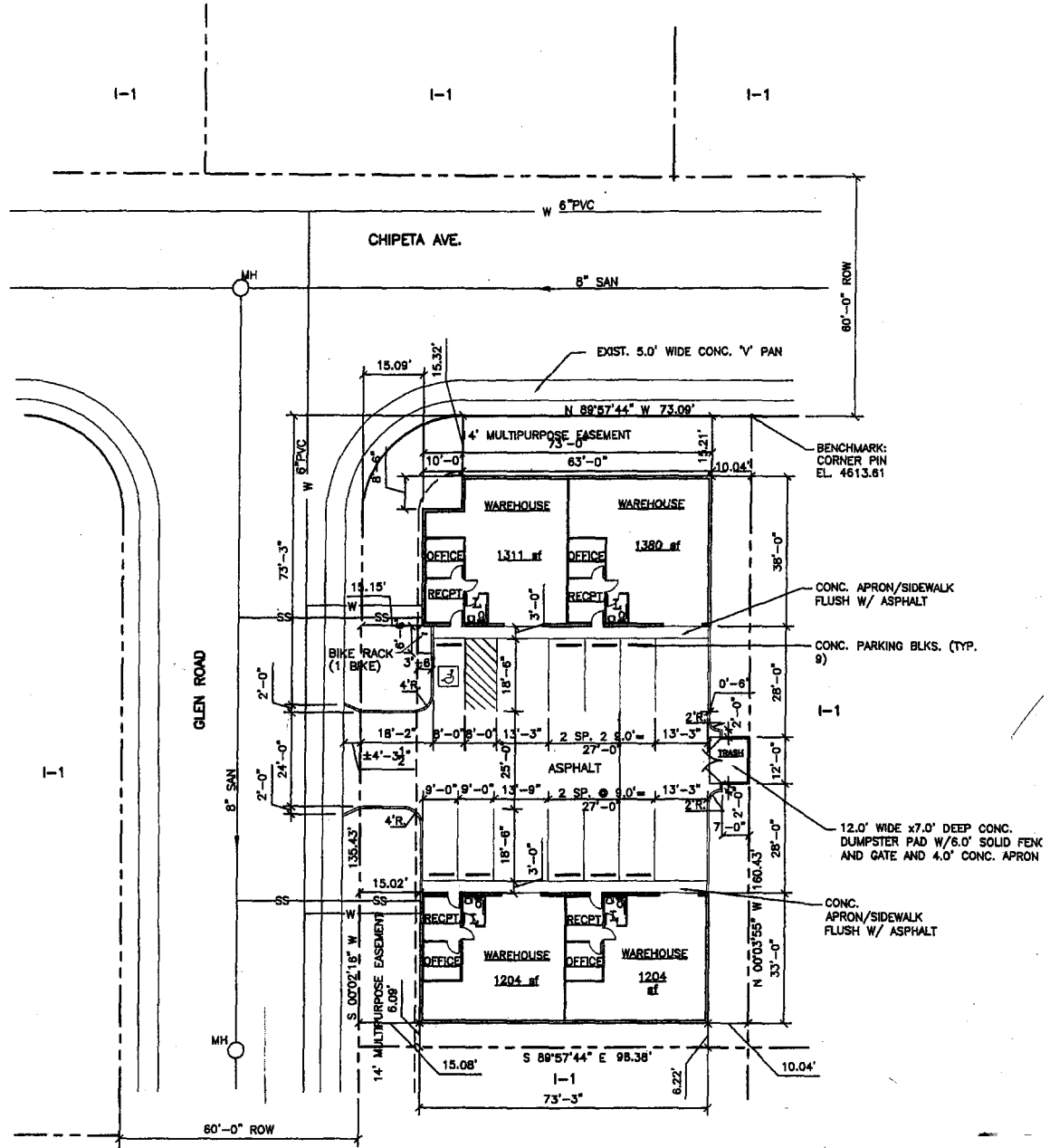
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 8/11/05  
 Department Approval [Signature] Date 10/28/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19369</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/7/06</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)



8/7/06

KKA 10/28/05

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**SITE PLAN**

SCALE: 1"=20'-0"



NOTE: BUILDING DIMENSIONS SHOWN ARE TO FACE OF CONCRETE SEE STRUCTURAL DRAWINGS