

Planning \$ <u>pd w/ App</u>	Drainage : <u>Phase 1 only = 541.54</u> <u>1708.86 total</u> <u>541.54</u>
TCP \$ <u>PH 8800.94</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>SS-2006-068</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 632 ~~W~~ GUNNISON AVE TAX SCHEDULE NO. 2945-151-11-~~000~~020

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 5651 3626

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 25,570

OWNER JAMES A. KRONIS MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

ADDRESS 732 MONUMENT VIEW DRIVE NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CITY/STATE/ZIP GRAND JT, CO 81505 CONSTRUCTION

APPLICANT ROB ROWLANDS USE OF ALL EXISTING BLDG(S) OFFICE & OFFICE/WAREHOUSE

ADDRESS 917 MAIN ST DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
 CITY/STATE/ZIP GRAND JT, CO 81501 & NEW OFFICE/WAREHOUSE BLDGS.
 TELEPHONE 241-1903 Phase 1 only

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-2</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>15-phase 1</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>Phase 1 only</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</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 1/30/06

Department Approval [Signature] Date 12/29/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19888</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/29/06</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)