

Planning \$ _____	Drainage \$ _____
TCP \$ <u>2256.00</u>	School Impact \$ _____

BLDG PERMIT NO.
FILE # <u>SPR-2006-213</u>

pd
doc# 10610347

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 740 Horizon Dr. TAX SCHEDULE NO. 2701-364-40-949

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1200

OWNER City of Grand Junction MULTI-FAMILY:
 ADDRESS 2549 River Road NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP Grand Junction, Co. CONSTRUCTION

APPLICANT Classic Constructors Inc. NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 ADDRESS P.O. Box 4147 CONSTRUCTION
 CITY/STATE/ZIP Grand Junction, Co. USE OF ALL EXISTING BLDG(S) Office/Visitor Center

TELEPHONE (970) 858-5013 DESCRIPTION OF WORK & INTENDED USE: Office, Visitor Center

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: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>40</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>NA</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>Per Plan</u> SPECIAL CONDITIONS: <u>No C.O. unless all improvements completed or Dev Impr Agreement executed</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 _____ Date 11/20/06

Department Approval Kristen K. Anderson Date 11/20/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>perm 86030</u>
Utility Accounting <u>Kate C. Berry</u>	Date <u>11/20/06</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)

