

Planning \$ <u>PR</u>	Drain \$ <u>Done w/ Sub</u>
TCP \$ <u>\$11,455</u>	School Impact \$ <u>N/A</u>

._DG PERMIT NO.
FILE # <u>SPR 2005-258</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 810 North Crest Drive

SUBDIVISION North Park Simple Subdivision

FILING _____ BLK _____ LOT 1

OWNER Wylie R. & Carrie J. Miller

ADDRESS 798 Jordanna Road

CITY/STATE/ZIP Grand Junction, CO 81506

APPLICANT Wylie R. Miller

ADDRESS 798 Jordanna Road

CITY/STATE/ZIP Grand Junction, CO 81506

TELEPHONE 970-245-6145

TAX SCHEDULE NO. 2701-254-12-001

SQ. FT. OF EXISTING BLDG(S) 0

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 10,500

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

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

USE OF ALL EXISTING BLDG(S) n/a

DESCRIPTION OF WORK & INTENDED USE: Develop
site for 10,500 sq. ft. office/warehouse
building with 6 condo units

COPY

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-0</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>15'</u> from PL REAR: <u>25'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR .15</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ PARKING REQUIREMENT: <u>18</u> SPECIAL CONDITIONS: <u>per drawings</u> <u>Stamped 1-23-06 - Codeplat</u> <u>to be recorded upon construction</u> <u>completion</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 Wylie R. Miller Date October 25, 2005

Department Approval Gonnie Edwards APA Date 2/14/06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>18827</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/16/06</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)