

| | |
|----------------------------|---------------------------|
| Planning \$ <u>P/W/SPR</u> | Drainr \$ <u>0</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

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|----------------------------|
| .DG PERMIT NO. |
| FILE # <u>SPR-2006-22A</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 435 Road Avenue
~~130 N 4th / 441 451 Road / 277 N 5th~~

SUBDIVISION N/A

FILING _____ BLK _____ LOT _____

OWNER DOWNTOWN DEV. AUTHORITY

ADDRESS 248 S 4th STREET

CITY/STATE/ZIP GRAND JCT. CO 81501

APPLICANT BLTYHE DESIGN + CO.

ADDRESS 618 ROOD AVE.

CITY/STATE/ZIP GRAND JCT. CO 81501

TELEPHONE 242-1058

TAX SCHEDULE NO. 2945-143-16-006 AND 947-949

SQ. FT. OF EXISTING BLDG(S) 936 S.F. AFTER DEMO

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 139,504 S.F.

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

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) COMMERCIAL/RETAIL

DESCRIPTION OF WORK & INTENDED USE: _____
4 STORY PARKING GARAGE
FOUNDATION 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>B-2</u> | LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| SETBACKS: FRONT: <u>0</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>0</u> from PL | PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____ |
| MAX. HEIGHT <u>65</u> | <u>FOUNDATION ONLY - Requires full permit when plat is recorded</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.

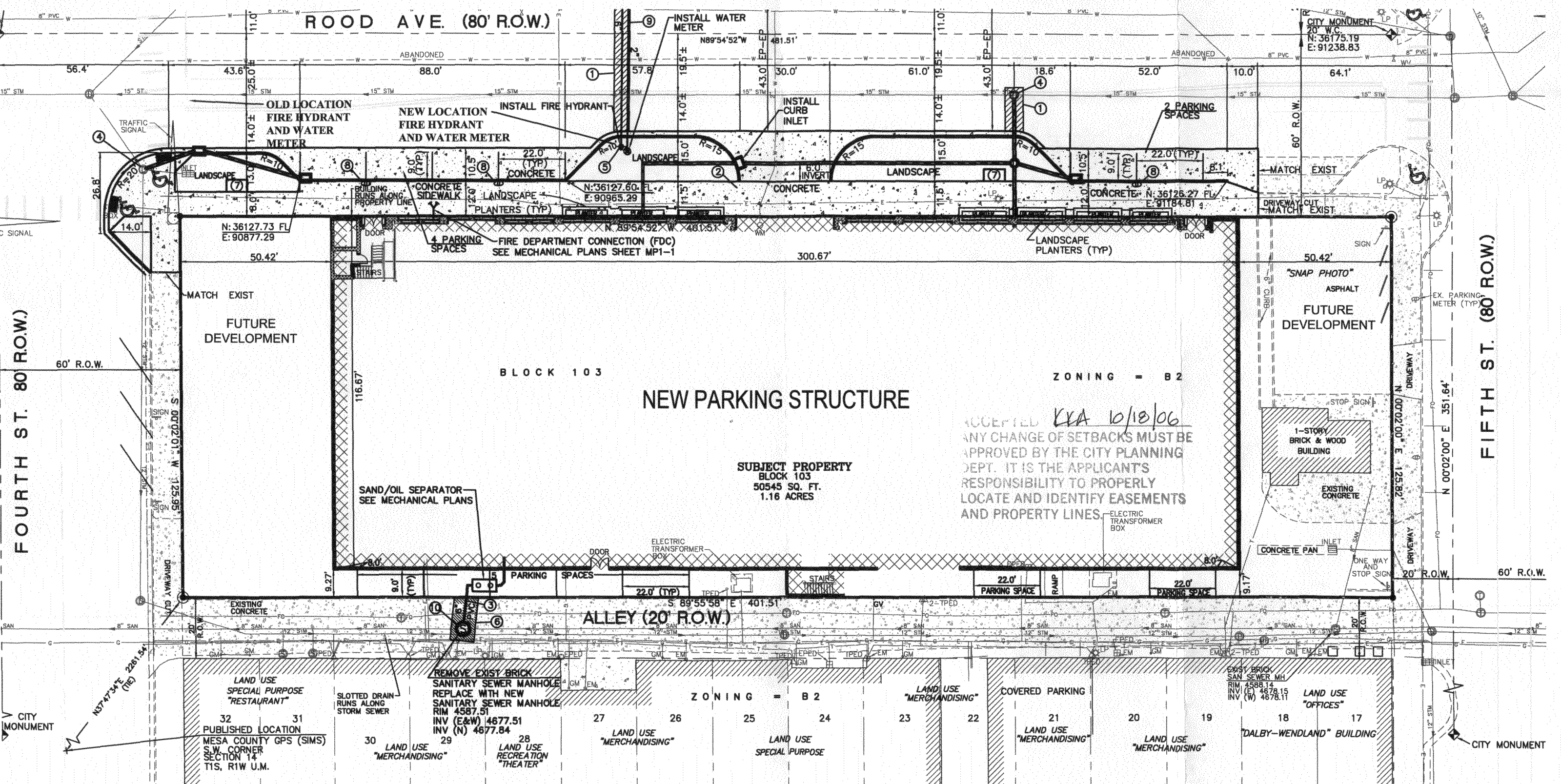
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

| | |
|--|----------------------|
| Applicant's Signature <u>[Signature]</u> | Date <u>7/31/06</u> |
| Department Approval <u>[Signature]</u> | Date <u>10/17/06</u> |

| | | | |
|--|----------------------|--|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>perm 1438</u> |
| Utility Accounting <u>Kate Gustafson</u> | Date <u>10/18/06</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)



ROAD AVE. (80' R.O.W.)

FOURTH ST. 80' R.O.W.

FIFTH ST. (80' R.O.W.)

NEW PARKING STRUCTURE

BLOCK 103

ZONING = B2

SUBJECT PROPERTY
BLOCK 103
50545 SQ. FT.
1.16 ACRES

ACCEPTED VIA 10/18/06
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.

ALLEY (20' R.O.W.)

ZONING = B2

LAND USE SPECIAL PURPOSE "RESTAURANT"
32 PUBLISHED LOCATION MESA COUNTY GPS (SIMS) S.W. CORNER SECTION 14 T1S, R1W U.M.

REMOVE EXIST BRICK SANITARY SEWER MANHOLE REPLACE WITH NEW SANITARY SEWER MANHOLE
RIM (E&W) 4587.51 INV (E&W) 4677.51 INV (N) 4677.84

LAND USE "MERCHANDISING"

COVERED PARKING

EXIST BRICK SAN SEWER MH
RIM (E) 4588.14 INV (E) 4678.15 INV (W) 4678.11

LAND USE "OFFICES"

"DALBY-WENDLAND" BUILDING