

Planning \$ <u>P/W/SPR</u>	Drain: \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>SPR-2006-224</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 / 141 451 Road / 137 5th~~

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

SUBDIVISION N/A

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

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

OWNER DOWNTOWN DEV. AUTHORITY

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

ADDRESS 248 S 4th STREET

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

CITY/STATE/ZIP GRAND JCT. CO 81501

USE OF ALL EXISTING BLDG(S) COMMERCIAL/RETAIL

APPLICANT BLYTHE DESIGN + CO.

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 618 ROAD AVE.

4 STORY PARKING GARAGE

CITY/STATE/ZIP GRAND JCT. CO 81501

TELEPHONE 242-1058

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</u> <u>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 [Signature]

Date 7/31/06

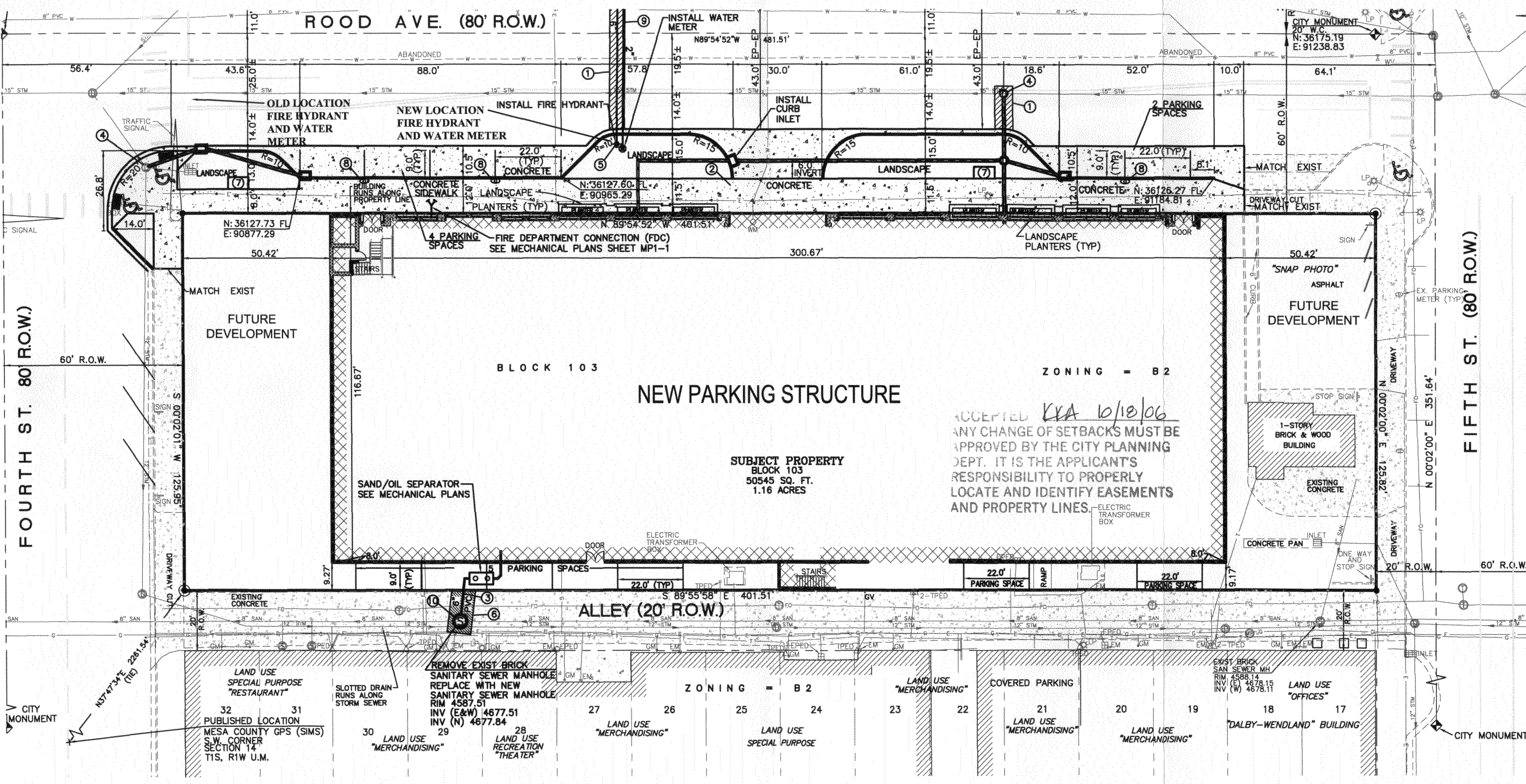
Department Approval [Signature]

Date 10/17/06

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>Vertegalsky</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)



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

FOURTH ST. 80' R.O.W.

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

BLOCK 103

NEW PARKING STRUCTURE

SUBJECT PROPERTY  
BLOCK 103  
50545 SQ. FT.  
1.16 ACRES

ZONING = B2

ACCEPTED *KRA 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 4587.51  
INV (E&W) 4677.51  
INV (N) 4677.84

LAND USE  
"MERCHANDISING"  
27

LAND USE  
SPECIAL PURPOSE  
25

LAND USE  
"MERCHANDISING"  
23

COVERED PARKING  
21  
LAND USE  
"MERCHANDISING"

LAND USE  
"MERCHANDISING"  
20

EXIST BRICK  
SAN SEWER MH  
RIM 4588.14  
INV (E) 4678.15  
INV (W) 4678.11  
LAND USE  
"OFFICES"  
18  
"DALBY-WENDLAND" BUILDING

CITY MONUMENT

CITY MONUMENT