

Planning \$ PdW/SPR	Drain \$ 0
TCP \$ 0	School Impact \$ 0

..DG PERMIT NO.
FILE # SPR-2006-224

## 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

SUBDIVISION City

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

OWNER Downtown Dev Authority

ADDRESS 248 S 4th Street

CITY/STATE/ZIP Grand Jct CO 81501

APPLICANT Blythe Design & Co

ADDRESS 618 Road Ave

CITY/STATE/ZIP \_\_\_\_\_

TELEPHONE \_\_\_\_\_

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

SQ. FT. OF EXISTING BLDG(S) 936 SF after Demo

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

**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) NA

DESCRIPTION OF WORK & INTENDED USE: Construct 4 story parking garage

**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 feet</u>	<u>All improvements completed or          guaranteed prior to Cert of Occupancy</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).

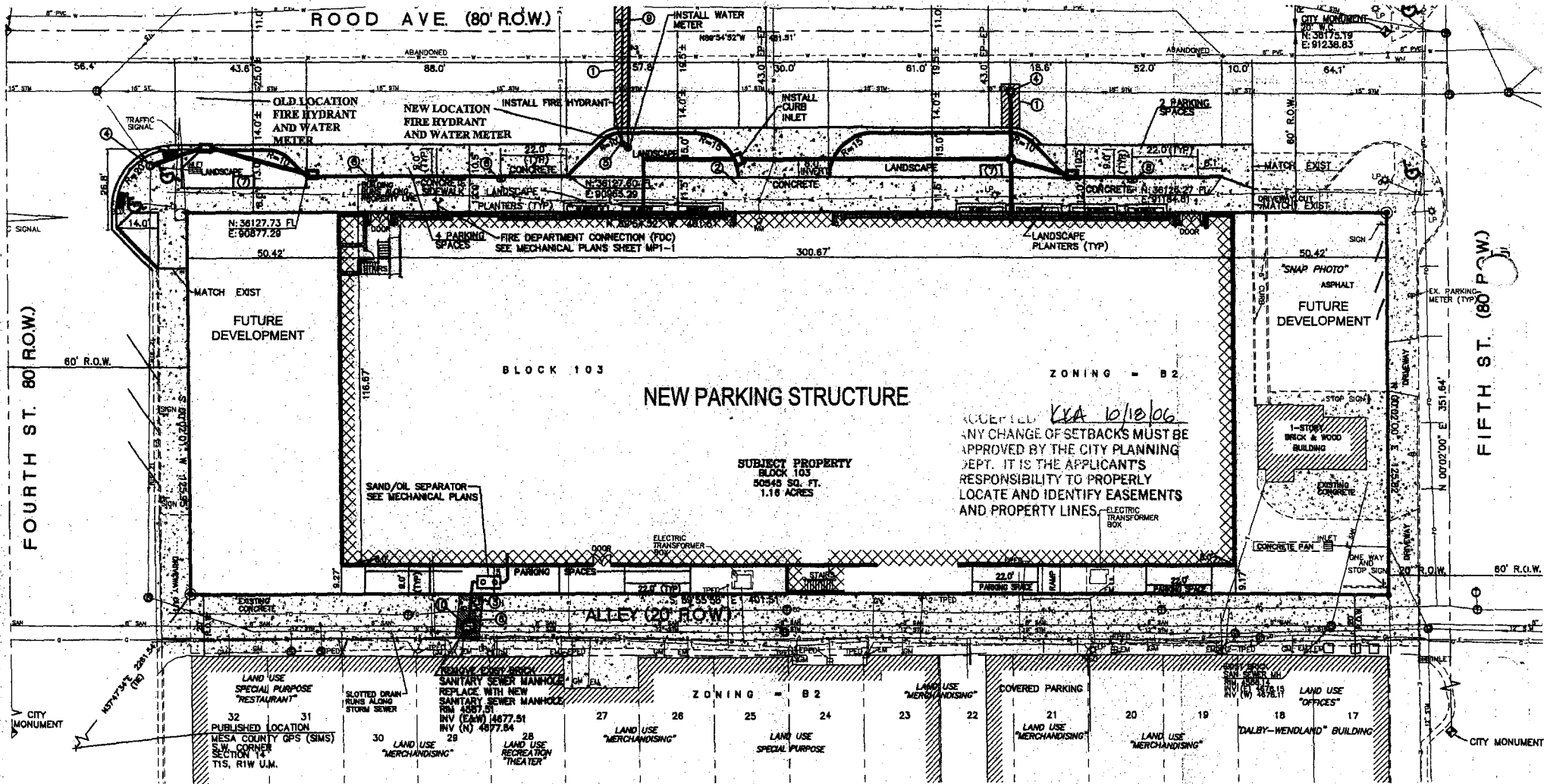
Applicant's Signature Daniel Williams Date 12-22-06

Department Approval Walter L. Moore Date 12/19/06

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>Dry building</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>12/21/06</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)



ACCEPTED *KYA 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.

*KYA 12/19/06*