

Planning \$ <u>PR</u>	Drain \$ <u>—</u>
TCP \$ <u>11,358⁰⁰</u>	School Impact \$ <u>—</u>

LDG PERMIT NO.
FILE # <u>SPR 2006 171</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 <u>2793 Skyline Ct.</u>	TAX SCHEDULE NO. <u>2701-364-26-020</u>
SUBDIVISION <u>Horizon Park Plaza</u>	SQ. FT. OF EXISTING BLDG(S) <u>0 SF</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>20</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>6000 sq ft</u>
OWNER <u>East River Enterprises, LLC.</u>	MULTI-FAMILY:
ADDRESS <u>872 Gambrel's Rd.</u>	NO. OF DWELLING UNITS: BEFORE <u>—</u> AFTER <u>—</u>
CITY/STATE/ZIP <u>Grand Jct, CO 81505</u>	CONSTRUCTION
APPLICANT <u>Jim + WEST - Builder</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
ADDRESS <u>759 Horizon Dr. #E</u>	CONSTRUCTION
CITY/STATE/ZIP <u>Grand Jct, CO 81506</u>	USE OF ALL EXISTING BLDG(S) <u>N/A</u>
TELEPHONE <u>970-242-4310</u>	<u>.45 acres</u>
<i>Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</i>	DESCRIPTION OF WORK & INTENDED USE: <u>6000 sq ft</u>
	<u>Commercial Building with</u>
	<u>Parking and Landscaping</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>20 sp - w/ 11 views H/C</u>
SIDE: <u>0'</u> from PL REAR: <u>0'</u> from PL	SPECIAL CONDITIONS:
MAX. HEIGHT <u>40' / 65'</u>	<u>① TEDS Exception approved.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 1.0</u>	<u>② Record Navigation Easement</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>Ronnie Edwards APA</u>	Date <u>7/24/06</u>
Department Approval <u>Seri Taylor</u>	Date <u>8/22/06</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19409</u>
Utility Accounting <u>Rothi Crowe</u>	Date <u>8/22/06</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)