

Planning \$ <u>Pl w/App</u>	Drain <u>\$ 20,360.00</u> <i>pd 12-17-07</i>
TCP \$ <u>TBD</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>[REDACTED]</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

FP-2001-238

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2503 N. 1st Street</u>	TAX SCHEDULE NO. <u>2945-101-00-102</u>
SUBDIVISION <u>2945-101-00-102 CORNER</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
FILING <u>1</u> BLK <u>2</u> LOT <u>2</u> <i>SOAKAGE</i>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>20794</u>
OWNER <u>F&P Development LLC</u>	MULTI-FAMILY:
ADDRESS <u>514 28 1/4 RD #5</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>2</u>
CITY/STATE/ZIP <u>GJCT 81501</u>	CONSTRUCTION
APPLICANT <u>SAME AS ABOVE</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
ADDRESS _____	CONSTRUCTION
CITY/STATE/ZIP _____	USE OF ALL EXISTING BLDG(S) <u>X</u>
TELEPHONE <u>241 5457</u>	DESCRIPTION OF WORK & INTENDED USE: _____
	<u>OFFICE 2ND FLOOR</u>
	<u>RETAIL (SHOPPING CENTER) @ 1ST FLOOR</u>

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

<p><u>ONE Planned Development</u> <u>1st Street & Patterson 30'</u> SETBACKS: FRONT: <u>15'</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 MAX. HEIGHT <u>145'0"</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u></p>	<p>LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>139 on-site spaces</u> <u>150 off-site spaces</u> SPECIAL CONDITIONS: <u>Follow plans approved by</u> <u>SPR-2007-281</u></p>
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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 <u>[Signature]</u>	Date <u>11/15/07</u>
Department Approval <u>[Signature]</u>	Date <u>12.14.07</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20816</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/18/07</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)