

Planning \$ <u>PdwlAPP</u>	Draina : <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>SPR-2006-192</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 420 SOUTH 6TH
 SUBDIVISION City of Grand Jct
 FILING — BLK 149 LOT 27-30

TAX SCHEDULE NO. 2945-143-41-932
 SQ. FT. OF EXISTING BLDG(S) ≈ 4,000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS —

OWNER MESA COUNTY

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

ADDRESS 315 N. SPRUCE ST.
 CITY/STATE/ZIP BJ CO 81502

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 0
 CONSTRUCTION

APPLICANT DAVID DETWILER

USE OF ALL EXISTING BLDG(S) —

ADDRESS 315 N. SPRUCE ST
 CITY/STATE/ZIP —

DESCRIPTION OF WORK & INTENDED USE:
DEMO BUILDING AND BUILD NEW
SURFACE PARKING LOT.

TELEPHONE —

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>C-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>—</u> SPECIAL CONDITIONS: <u>25 sp. parking lot</u>
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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: Steve A. Hornley

Date: 6/6/06

Department Approval: Ante J. Costello

Date: 3/16/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Inactive Prem # 421</u>
Utility Accounting: <u>Kate E. Loberg</u>	Date: <u>3/29/07</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)