

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>8,269.90</u>	School Impact \$ <u>0</u>

JG PERMIT NO.
FILE # <u>SPR-2007-071</u>

KKK
posh/107

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 222 N. 7th
 SUBDIVISION N/A
 FILING _____ BLK 93 LOT 697 + 1/2 A1M7
 OWNER 844 Grand Ave Inc
 ADDRESS 844 Grand Ave
 CITY/STATE/ZIP GJ 81501

TAX SCHEDULE NO. 2945-144-08-029
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4232
 MULTI-FAMILY: NA
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Claudonne Roberts + Assoc
 ADDRESS 844 Grand Ave
 CITY/STATE/ZIP GJ 81501
 TELEPHONE Ted Claudonne 241-0745

USE OF ALL EXISTING BLDG(S) _____
 DESCRIPTION OF WORK & INTENDED USE: New construction of office space

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 <u>X</u> NO _____
SETBACKS: FRONT: <u>0</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per Plan, Phases 1 & 2</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	SPECIAL CONDITIONS: <u>No C.O. until all improvements completed or Dev Impr Agreement executed for remaining</u>
MAX. HEIGHT <u>65 FAR 8.00</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>NA</u>	

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200

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 5-01-07
 Department Approval [Signature] Date 5/1/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20217</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/2/07</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)