

Planning \$ <u>Pdw/App</u>	Drainage \$ <u>333.00</u>
TCP \$ <u>597.92</u>	School Impact \$ <u>A</u>

_DG PERMIT NO.
FILE # <u>MSP-2007-108</u>

*pl*

### PLANNING CLEARANCE

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

4084-2558

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 121 Chipeta Ave TAX SCHEDULE NO. 2945-142-36-004  
SUBDIVISION Old Grand Jct original townsite. SQ. FT. OF EXISTING BLDG(S) 1045  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 990  
OWNER Ted Munkres MULTI-FAMILY:  
ADDRESS 121 Chipeta Ave NO. OF DWELLING UNITS: BEFORE 1 AFTER 2  
CITY/STATE/ZIP Grand Jct CO 81501 CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 3<sup>2</sup>  
APPLICANT Freestyle Inc: Ted Munkres USE OF ALL EXISTING BLDG(S) office space  
ADDRESS 121 Chipeta Ave DESCRIPTION OF WORK & INTENDED USE: office  
CITY/STATE/ZIP Grand Jct CO 81501 addition of addition of garage space.  
TELEPHONE (970) 243.0929 used for extra 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 R-0 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO   
SETBACKS: FRONT: 20'; 25' from Property Line (PL) or from center of ROW, whichever is greater  
SIDE: 5'; 5' from PL REAR: 10'; 5' from PL PARKING REQUIREMENT: 5'  
MAX. HEIGHT 35' SPECIAL CONDITIONS: \_\_\_\_\_  
MAX. COVERAGE OF LOT BY STRUCTURES 70%/FAR 0.4

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 Ted Munkres Date 3-15-07  
Department Approval Antonia Costello Date 8/30/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change</u>
Utility Accounting <u>[Signature]</u>			Date <u>9-6-07</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)