

Planning \$ <u>NIA</u>	Drair \$ <u>1189.00</u>
TCP \$ <u>7632.58</u>	School Impact \$ <u>NIA</u>

LDG PERMIT NO.
FILE # <u>SPR-2006-303</u>

to be paid at a later time. ok to issue

## 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 <sup>595</sup> N. Commercial Drive  
 SUBDIVISION Commonwealth Condoms  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-102-13-948  
 SQ. FT. OF EXISTING BLDG(S) -0-  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,032

OWNER Mesa County Valley School Dist. #51  
 ADDRESS 2115 Grand Avenue  
 CITY/STATE/ZIP Grand Junction, CO 81501

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2  
 CONSTRUCTION

APPLICANT Eric Nilsen  
 ADDRESS 2115 Grand Ave  
 CITY/STATE/ZIP Grand Junction, CO 81501  
 TELEPHONE 254-5233

USE OF ALL EXISTING BLDG(S) Office  
 DESCRIPTION OF WORK & INTENDED USE: Staff offices and training rooms

*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 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>NIA</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>22 spaces provided</u> SPECIAL CONDITIONS: _____ _____ _____
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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 Eric Nilsen Date 10/19/2006  
 Department Approval Clare Hall Date 3/15/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20042</u>
Utility Accounting <u>Kate Ausberry</u>	Date <u>3/16/07</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)