

Planning \$ <u>10</u>	Drainage \$ <u>—</u>
TCP \$ <u># 4,346.40</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2014-155</u>

*1/2 of basemnt in Phase One never given to us 10,866 sq ft*

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

*Phase II*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 760 Horizon Dr  
 SUBDIVISION Grand Jet Tech Center  
 FILING \_\_\_\_\_ BLK 1 LOT 1  
 OWNER Crossroads ventures  
 ADDRESS 760 Horizon Dr  
 CITY/STATE/ZIP Grand Jet, Co. 81506  
 APPLICANT SHAW CONSTRUCTION  
 ADDRESS 760 Horizon Dr  
 CITY/STATE/ZIP Grand Jet, Co. 81506  
 TELEPHONE 242-9236

Sup 106584-60813-1 Eq4  
 Swift track -13838-8e47-0 Eq4  
 TAX SCHEDULE NO. 2705-312-01-001

SQ. FT. OF EXISTING BLDG(S) 51,000  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 19,604

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE N/A AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) office space  
Bldg expansion

DESCRIPTION OF WORK & INTENDED USE: Phase II - attach to Phase I Bldg

*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-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>per plan signed</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>11/7/07</u>
MAX. HEIGHT <u>65'</u>	<u>* need DIA extension &amp; new LOC</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 1.0</u>	<u>RSE</u>

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 8/14/09  
 Department Approval Ronnie Edwards Date 9/25/07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9/25/07</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)