

Planning \$	Drain \$
TCP \$	School Impact \$

IG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

10-29-08

Douglas Henderson

480 W. Park Dr.

THIS SECTION TO BE COMPLETED BY APPLICANT

2945-101-60-002

BUILDING ADDRESS ~~2503 N. 1st Street~~

TAX SCHEDULE NO. ~~2945-101-60-002~~

SUBDIVISION ~~2945-101-60-102~~ CORNER

SQ. FT. OF EXISTING BLDG(S) 0

FILING 1 BLK 2 LOT 2 SQUARE

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 20796

OWNER F: P DEVELOPMENT LLC

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

ADDRESS 514 28 1/4 RD #5

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

CITY/STATE/ZIP GJCT 81501

APPLICANT SAME AS ABOVE

USE OF ALL EXISTING BLDG(S) X

ADDRESS

DESCRIPTION OF WORK & INTENDED USE:

CITY/STATE/ZIP

OFFICE 2ND FLOOR

TELEPHONE 241-5457

RETAIL (SHOPPING CENTER) @ 1ST FLOOR

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE Planned Development
 1st Street & Patterson 30'

SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL

MAX. HEIGHT 145'0"

MAX. COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT: 139 on-site spaces
 150 off-site spaces

SPECIAL CONDITIONS:
 Follow plans approved by
 SPR-2007-281

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]*

Department Approval *[Signature]*

Date 11/15/07

Date 12-14-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. 20816
Utility Accounting			Date 12/18/07

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)