

Planning \$ <u>5.001</u>	Drainage \$
TCP \$ <u>N/A</u>	School Impact \$ <u>1380.00</u>

.DG PERMIT NO.
FILE # <u>CDP-2008-330</u>

Parks # 675.00
2060.00

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

742-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 201 COLORADO AVE
 SUBDIVISION ~~2945-143-26-015~~
 FILING _____ BLK 123 LOT 1 & 2

TAX SCHEDULE NO. 2945-143-26-015
 SQ. FT. OF EXISTING BLDG(S) 9695
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 10069

OWNER TWO RIVERS CONDOMINIUMS, LLC
 ADDRESS P.O. Box 3057
 CITY/STATE/ZIP GRAND JUNCTION, CO 81502

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER 3
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT SAME
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 970 250 1638
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

USE OF ALL EXISTING BLDG(S) NIGHT CLUB, RETAIL, HOTEL
 DESCRIPTION OF WORK & INTENDED USE: REMODEL OF BUILDING TO MIXED USE COMMERCIAL & RESIDENTIAL

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>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 per living unit</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	SPECIAL CONDITIONS: <u>Interior remodel of building w/ covered parking for 3 residential units</u>
MAX. HEIGHT <u>65</u>	
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 10/11/08
 Department Approval [Signature] Date 11/11/08

Additional water and/or sewer tap fee(s) are required:	YES _____ NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>		Date <u>11-2008</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)