Planning \$ 7 40	Drainage \$	
TCP \$	School Impact \$	

BLDG PE	ERMIT NO.	4	1
FILE#			

PLANNING CLEARANCE

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

<u>Grand Junction Community Development Department</u>

THIS SECTION TO BE COMPLETED BY APPLICANT					
BUILDING ADDRESS 345 Hillcrest Ave	TAX SCHEDULE NO. 2945-112-17-64				
SUBDIVISION Hillcrest	SQ. FT. OF EXISTING BLDG(S)				
FILING BLK LOT 17? Mets and	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2-12×56				
OWNER HOAK MEDIA OF COLORADO ADDRESS 345 HILLOREST AVE CITY/STATE/ZIP GRAND JUNCTION, CO 8150 APPLICANT RON TILLERY, GEN MGR ADDRESS 345 HILLORETT AVE CITY/STATE/ZIP GRD JCT, CO 81501 TELEPHONE 970 261 5151 Submittal requirements are outlined in the SSID (Submittal)	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION USE OF ALL EXISTING BLDG(S) N/A DESCRIPTION OF WORK & INTENDED USE: Construction Operation Office Trailers Standards for Improvements and Development) document.				
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF					
SETBACKS: FRONT: 20′ from Property Line (PL) or from center of ROW, whichever is greater SIDE: 7′ from PL REAR: 25′ from PL MAX. HEIGHT 35′ MAX. COVERAGE OF LOT BY STRUCTURES 0.40 FAR	PARKING REQUIREMENT: SPECIAL CONDITIONS: During Construction, Ce building of station				
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 Date Date Date Date Date					
Additional water and/or sewer tap fee(s) are required: YES	NO X W/O No.				
Utility Accounting TBeusley	Date 1/22/08				

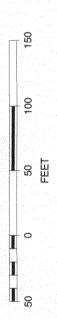
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED ALC 1/32/08

ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.



SCALE 1:867

