

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

BLDG PERMIT NO.
FILE # <u>SPR-2007-351</u>

*Handwritten mark*

### 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 480 W. Park  
 SUBDIVISION CORNER SQUARE  
 FILING 1 BLK 2 LOT 2  
 OWNER FIP Development  
 ADDRESS 514 28 1/4 Rd #5  
 CITY/STATE/ZIP Grand Jct, CO 81501  
 APPLICANT (see above)  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_  
 TELEPHONE 970-241-5457

TAX SCHEDULE NO. 2945-101-00-102 *parent parcel*  
 SQ. FT. OF EXISTING BLDG(S) N/A  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 20,796  
 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:  
New office/Retail

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

**PAID**  
 11 2008  
 PB

ZONE <u>FD</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>79 spaces</u>
MAX. HEIGHT <u>41'</u>	SPECIAL CONDITIONS: <u>All standards</u> <u>? requirements per plan</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 \_\_\_\_\_  
 Department Approval [Signature] Date 2.11.08

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20875</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/11/08</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)