

Planning \$ <u>0</u>	Drainage \$ <u>2,891</u>
TCP \$ <u>44,477</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

117995-771114

BUILDING ADDRESS ~~114, 116, 120, 124~~ N. Spruce TAX SCHEDULE NO. 2945-154-05-011/012/013/014

SUBDIVISION Richard D Mobleys 1st Subdivision SQ. FT. OF EXISTING BLDG(S) 1,100 SF

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~16,000 SF~~
23,575

OWNER Jim Fahrenholtz & Bruce Carey MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

ADDRESS 100 W. Beaver Creek Blvd, Ste. 236 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 1
 CONSTRUCTION

CITY/STATE/ZIP Arvon, Co 81620 USE OF ALL EXISTING BLDG(S) Office space

APPLICANT Chamberlin Architects DESCRIPTION OF WORK & INTENDED USE:
 ADDRESS 437 Main St. OFFICE SPACE ONLY
 CITY/STATE/ZIP Grand Junction, CO 81501

TELEPHONE 970-242-6804

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>B-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>0</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>76 SPACES (19 ON-SITE)</u>
SIDE: <u>10'</u> from PL (MINIMUM) REAR: <u>0</u> from PL	SPECIAL CONDITIONS: <u>57' AUGMENTED BY OR - STREET PER 6.6.A.12.d</u>
MAX. HEIGHT <u>65'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>8.0 FAR</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 5/15/08

Department Approval [Signature] Date 10/16/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21255</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/16/08</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)