

Planning \$ <u>0</u>	Drain \$ <u>0</u>
TCP \$ <u>1668</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Permit No.
File # <u>MSP-2008-388</u>

Call 3/2/09

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 141 N 3RD ST
 SUBDIVISION FIRST DIVISION
 FILING 1 BLK 101 LOT 13-16

TAX SCHEDULE NO. 2945-143-14-020
 SQ. FT. OF EXISTING BLDG(S) 3,260
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 640

OWNER PLAZA ENGINEERING SUPPLY INC.
 ADDRESS 141 N 3RD ST
 CITY/STATE/ZIP GRAND JUNCTION CO 81501

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

APPLICANT AUSTIN CIVIL GROUP INC.
 ADDRESS 336 MAIN ST. STE 203
 CITY/STATE/ZIP GRAND JUNCTION CO 81501
 TELEPHONE 970.242.7540.

USE OF ALL EXISTING BLDG(S) _____
 DESCRIPTION OF WORK & INTENDED USE: REPROGRAPHICS SUPPLY ADDITION
OFFICE/COPYING/PRINTING/SUPPLIES

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>B-2</u> SETBACKS: FRONT: <u>per plan</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT <u>6.5'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>n.c.</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>8 spaces; 10 provided</u> FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/> SPECIAL CONDITIONS: <u>Call Planning Dept. for inspection before Cert. of Occupancy (C.O.) sign off.</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Eric W. Walker Date 12-16-08 *JMP*
 Planning Approval Judith A. Ron Date 2/25/2009 *V/13/2010*

180 day extension to Aug. 25 2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Call & verify</u>			Date <u>3/16/09</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)