

FEES DEFERRED

Planning \$ <u>N/A</u>	Drainage <u>N/A</u>
TCP \$ <u>19,459</u>	School Impact \$ <u>5,060</u>
Inspection \$ <u>N/A</u>	ZONING APPROVAL <input checked="" type="checkbox"/>

Permit No.	
File #	<u>SPR - 2007 - 135</u>

PLANNING CLEARANCE

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

BUILDING ADDRESS <u>1237 Bookcliff Ave</u>	TAX SCHEDULE NO. <u>294J-122-42-002</u>
SUBDIVISION <u>ARLEINGTON POINTE</u>	SQ. FT. OF EXISTING BLDG(S) <u>18,037</u>
FILING _____ BLK _____ LOT <u>2</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>12,600 +/-</u>
OWNER <u>MILLER MARAIS LLC</u>	MULTI-FAMILY:
ADDRESS <u>1237 Bookcliff Ave # E6</u>	NO. OF DWELLING UNITS: BEFORE <u>17</u> AFTER <u>28</u>
CITY/STATE/ZIP <u>Grand Jct. CO 81501</u>	CONSTRUCTION
APPLICANT <u>SAME</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>2</u> AFTER <u>4</u>
ADDRESS _____	CONSTRUCTION
CITY/STATE/ZIP _____	USE OF ALL EXISTING BLDG(S) <u>SINGLE-FAMILY</u>
TELEPHONE <u>(970) 250-5236</u>	<u>ATTACHED UNITS</u>
	DESCRIPTION OF WORK & INTENDED USE: <u>PHASE II</u>
	<u>BUILDINGS D + E 11 UNITS TOTAL</u>

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-24</u>	PAID
LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____	
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or <u>FEB 12 2010</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>1.8 SPACES PER UNIT</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	TB FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>Per Approved SITE PLAN DATED (3-21-08) CO'S Req. FOR EACH BUILDING AT TIME CO FOR FIRST UNIT OF EACH BUILDING</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>80%</u>	

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 <u>[Signature]</u>	Date <u>6/15/09</u>
Planning Approval <u>[Signature]</u>	Date <u>JUNE 15, 2009</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>21422</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/15/09</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)