

Planning \$ Pd.	Drainage #868.00
TCP \$5,418.00	School Impact \$ N/A

DEFERRED FEES	BLDG PERMIT NO.
	FILE # SPR-2009-078
	Zoning APPROVAL <input checked="" type="checkbox"/>

PLANNING CLEARANCE

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

Ref # 1835

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 249 ~~2949~~ GRAND AVE
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER STEVE & TERRELL HICKMAN
 ADDRESS 2302 KNOLLWOOD LN
 CITY/STATE/ZIP GRAND JUNCTION, CO. 81505
 APPLICANT AUSTIN CIVIL GROUP INC
 ADDRESS 336 MAIN ST
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501
 TELEPHONE 242 7540

TAX SCHEDULE NO. 2945-143-02-020
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,080
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) _____
 DESCRIPTION OF WORK & INTENDED USE: 2 employees
CONSTRUCT 2,040 sq OFFICE

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 B-2
 SETBACKS: FRONT: 180' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 0' from PL
 MAX. HEIGHT 65
 MAX. COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 8 + 1 H.C. = 9 TOT
 SPECIAL CONDITIONS: _____

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 3-3-09
 Department Approval [Signature] Date May 22, 2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Ref # 1835</u>
Utility Accounting <u>[Signature]</u>			Date <u>6-23-09</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)