

Planning \$ 0	Drainage \$ 0
TCP \$ 0	School Impact \$ 0
Inspection \$ 0	

Bldg Permit No.
File # <u>SPR-2009-080</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 711 INDEPENDENT AVE TAX SCHEDULE NO. 2945-104-00-922
81505
 SUBDIVISION — SQ. FT. OF EXISTING BLDG(S) 4461 S.F
 FILING — BLK — LOT — SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1297 S.F

OWNER COLORADO DIVISION OF WILDLIFE MULTI-FAMILY:
DEPARTMENT OF NATURAL RESOURCES NO. OF DWELLING UNITS: BEFORE — AFTER —
 ADDRESS 711 INDEPENDENT AVE CONSTRUCTION
 CITY/STATE/ZIP GRAND JUNCTION, CO NO. OF BLDGS ON PARCEL: BEFORE 8 AFTER 8
81505 CONSTRUCTION

APPLICANT DESIGN EDGE, PC USE OF ALL EXISTING BLDG(S) COMMERCIAL
 ADDRESS 711 N CASCADE AVE DESCRIPTION OF WORK & INTENDED USE: OFFICE
 CITY/STATE/ZIP COLORADO SPRINGS, CO ADDITION TO EXISTING SERVICE
80903 CENTER
 TELEPHONE 719 667 1972

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-2</u> SETBACKS: FRONT: <u>14'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SPECIAL CONDITIONS: _____
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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 [Signature] Date 03-10-09
 Planning Approval [Signature] Date 11-20-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>11/23/09</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)