

Planning \$	Drainage	N/A
TCP \$	School Impact \$	N/A
Inspection \$		

Jg Permit No.
File # MSP-2009-185

1356 - 0 of ECU
 4 people working
 there as
 council

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 951 MAIN ST.
 SUBDIVISION GRAND JUNCTION
 FILING _____ BLK 113 LOT 13 & 14
 OWNER LAUREL JONES
 ADDRESS 951 MAIN ST.
 CITY/STATE/ZIP GRAND JCT., CO 81501
 APPLICANT ROB ROWLANDS
 ADDRESS 917 MAIN ST
 CITY/STATE/ZIP GRAND JCT., CO 81501
 TELEPHONE 241-1903

TAX SCHEDULE NO. 2945-144-22-007
 SQ. FT. OF EXISTING BLDG(S) 1870
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 460
 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) OFFICE/RESIDENCE
 DESCRIPTION OF WORK & INTENDED USE: ADD 460
SF ADDITION FOR LIBRARY

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>B2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>see site plan</u>
SIDE: <u>10</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>65</u>	SPECIAL CONDITIONS: <u>per approved site plan - handicap ramp can be built per plan with front entrance on side setback but cannot be enclosed in future (3' from side setback)</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 [Signature] Date 8/12/09
 Planning Approval [Signature] Date 8/17/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO INCR IN EOU</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/23/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)