

Planning \$ <u>N/C</u>	Drainage \$ <u>3,825</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>
CONSTRUCTION Inspection \$ <u>716</u>	

Bldg Permit No.
File # <u>SPR-2008-232</u>

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BLDG #3

BUILDING ADDRESS 360 W PARK DR
 SUBDIVISION Conven Square Sub
 FILING 1 BLK 2 LOT 1

TAX SCHEDULE NO. 2945-101-60-001
 SQ. FT. OF EXISTING BLDG(S) ~~36,568 sqft~~ None
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 36,568 sqft

OWNER Western Constructors Inc
 ADDRESS 480 W. Park Dr #200
 CITY/STATE/ZIP Grand Junction, CO 81505

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

APPLICANT Western Constructors Inc.
 ADDRESS 480 W. Park Dr #200
 CITY/STATE/ZIP Grand Junction, CO 81505
 TELEPHONE (970)241-5457

USE OF ALL EXISTING BLDG(S) KB
 DESCRIPTION OF WORK & INTENDED USE: Commercial Bldg Shell
* must meet requirements set in SPR-2008-232

PAID
OCT 01 2009

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT _____	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>follow plans approved by SPR-2008-232</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 Alonzo Mendelson Date 10/1/09
 Planning Approval Judith Reynolds (per street marking) Date 8/12/09 - 10/1/09 PD

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21531</u>
Utility Accounting	<u>Rosae</u>		Date <u>10/1/09</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)