

Planning \$ <u>N/C</u>	Drainage \$ <u>PD</u>
TCP \$ <u>PD</u>	School Impact \$ <u>PD</u>
Inspection \$ <u>#</u>	<u>SEE PLANNING CLEARANCE ORIGINALLY ISSUED 11/3/08</u>

Bldg Permit No.
File # <u>SPR-2008-163</u>

14 employees
Office Bldg.

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2535 West Phipps Ave TAX SCHEDULE NO. 2945-102-55-001

SUBDIVISION PHIPPS SUBDIVISION

SQ. FT. OF EXISTING BLDG(S) _____

FILING 1 BLK 1 LOT 1

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9,467 SF

OWNER FRANK DeSANTIS

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

ADDRESS 553 25 1/2 RD

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

CITY/STATE/ZIP Grand Junction CO
81505

USE OF ALL EXISTING BLDG(S) _____

APPLICANT FRANK DeSANTIS

DESCRIPTION OF WORK & INTENDED USE: Construct

ADDRESS SAME

NEW BUILDING + SITE IMPROVEMENTS

CITY/STATE/ZIP _____

ON LOT 2

TELEPHONE 242-3548

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>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>23 spaces</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input checked="" type="checkbox"/> NO _____
MAX. HEIGHT <u>40</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>APR 07 2009</u> <u>RB</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 4/7/09

Planning Approval Lou V. Boman for Justin Koppman Date April 7, 2009

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21265 x 300^{or new} year</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/7/09</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)