

Planning \$ Pd w/SPR	Drainage <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>
Inspection \$ Pd w/SPR	

Permit No.
File # SPR-2009-182

~~Deferred Fees~~
PLANNING CLEARANCE

plan review, multi-family development, non-residential development
Grand Junction Public Works & Planning Department

~~Zoning Approval~~ ~~etc 0604~~
 Jonathan

DEFERRED

BUILDING ADDRESS 2601 Belford Ave. - Bldg A

TAX SCHEDULE NO. 2945-131-06-001

SUBDIVISION Teller Arms

SQ. FT. OF EXISTING BLDG(S) 77,011

FILING _____ BLK 8 LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2,000

OWNER GVAH, LP

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE 91 AFTER 91
 CONSTRUCTION

ADDRESS 524 30 Road, Suite 3

NO. OF BLDGS ON PARCEL: BEFORE 6 AFTER 7
 CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81504

APPLICANT Housing Resources of Western Colorado

USE OF ALL EXISTING BLDG(S) rental; office

ADDRESS 524 30 Road, Suite 3

DESCRIPTION OF WORK & INTENDED USE: construction of a learning center with ~~spa~~ classroom, mtg. rooms, computer lab, restrooms, & non-commercial kitchen for use by residents of the property.

CITY/STATE/ZIP Grand Junction, CO, 81504

TELEPHONE 970-241-2871

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE R 24

LANDSCAPING/SCREENING REQUIRED: YES NO ^{site finish}

SETBACKS: FRONT: 20 from Property Line (PL) or _____ from center of ROW, whichever is greater

PARKING REQUIREMENT: Per plan

SIDE: 5 from PL REAR: 10 from PL

FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO

MAX. HEIGHT 40'

SPECIAL CONDITIONS: _____

MAX. COVERAGE OF LOT BY STRUCTURES 80%

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 Thomas Egeland, Board President Date 2-11-09

Planning Approval Martin J. White Date ~~10/30/09~~ 6/15/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21708</u>
Utility Accounting	<u>Debbie Kanover</u>		Date <u>6-7-10</u>

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

Planning \$ Pd w/SPZ	Drainage \$ \emptyset
TCP \$ \emptyset	School Impact \$ \emptyset
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PLANNING CLEARANCE

plan review, multi-family development, non-residential development)
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SUBDIVISION Teller Arms

FILING BLK 8 LOT

OWNER GVAH, LP

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SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2,000

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE 91 AFTER 91 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 6 AFTER 7 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) rental; office

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THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R 24</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ^{site finish}
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per plan</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>80%</u>	_____

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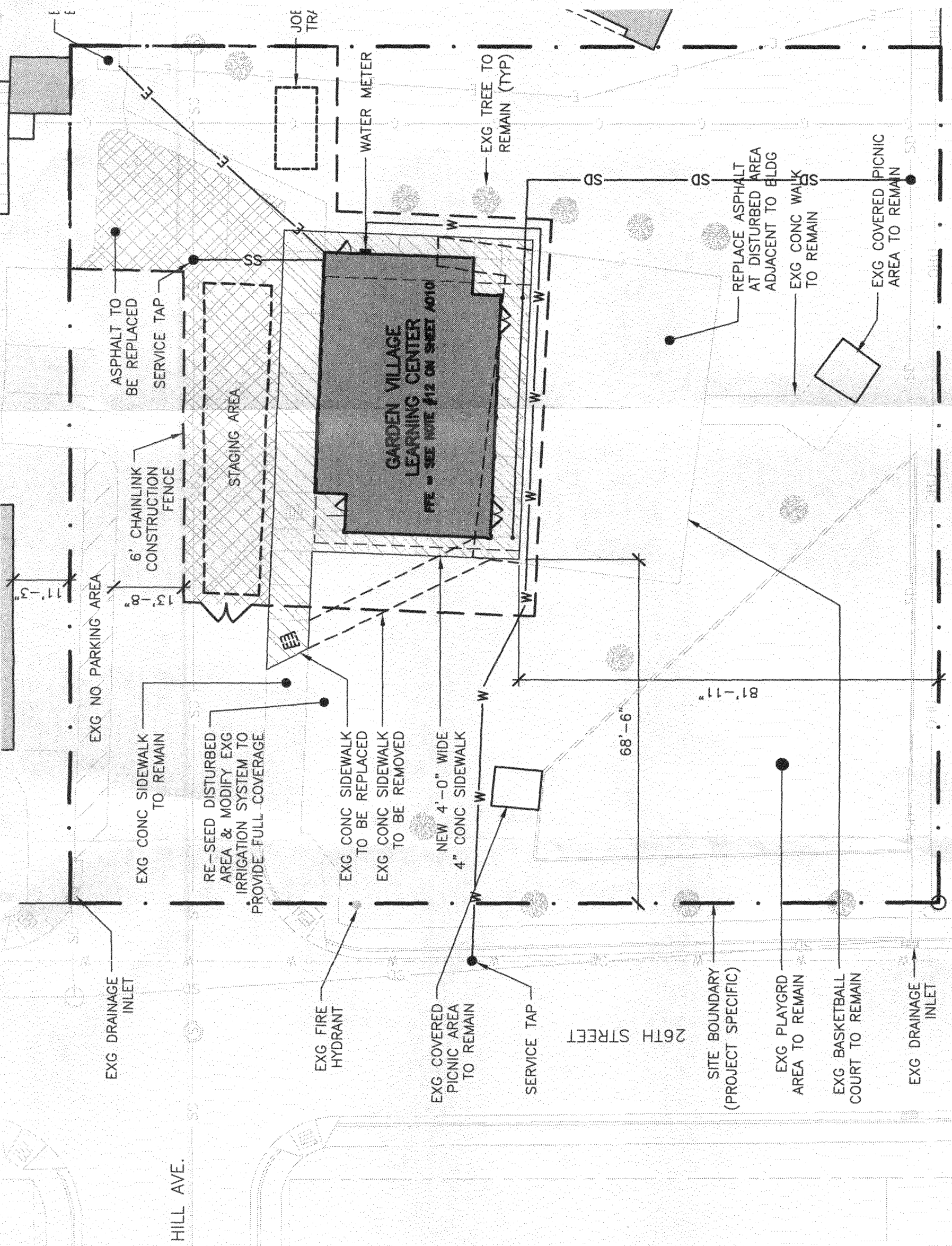
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Applicant's Signature Thomas Epeland, Board President Date 2-11-09

Planning Approval Walter K. Kavanau Date ~~10/30/09~~ 6/15/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21708</u>
Utility Accounting <u>Walter Kavanau</u>	Date <u>6-7-10</u>

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



ACCEPTED *KKA 6/4/10*
 ANY CHANGE OF SP TRACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.