

#7608 PD 4-7-09

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|-------------|-----|------------------|----------|
| Planning \$ | N/A | Drainage # | 8,778.00 |
| TCP \$ | N/A | School Impact \$ | N/A |

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|---------------|--------------|
| DG PERMIT NO. | |
| FILE # | SPR-2007-223 |

INSPECTION FEE: 0450.00

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

PD 4-7-09

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1120 WELLINGTON AVE. TAX SCHEDULE NO. 2945-111-25-000

SUBDIVISION WELLINGTON III SQ. FT. OF EXISTING BLDG(S) 16351

FILING _____ BLK _____ LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS # 0

OWNER WELLINGTON CONDO ASSOC. MULTI-FAMILY:
 ADDRESS 90 BRAY & CO PROP. MGMT. 637 N. AVE. NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION, CO 81501 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION

APPLICANT WELLINGTON CONDO ASSOC. USE OF ALL EXISTING BLDG(S) MEDICAL OFFICES

ADDRESS SAME DESCRIPTION OF WORK & INTENDED USE: _____

CITY/STATE/ZIP _____ MEDICAL OFFICES

TELEPHONE 242-8450 243-2682 EXPAND PARKING LOT AND LANDSCAPING

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

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|---|---|
| ZONE <u>B-1, NEIGHBORHOOD BUSINESS</u> | LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater | PARKING REQUIREMENT: <u>SEE APPROVED SITE PLAN</u> |
| SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL | SPECIAL CONDITIONS: _____ |
| MAX. HEIGHT <u>40'</u> | <u>PER APPROVED SITE AND LANDSCAPING PLANS.</u> |
| MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u> | |

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 Paul H. Singer Date 7/27/09
 Department Approval John A. Peter Date 4-8-09

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|--|-----------------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>Parking Site</u> |
| Utility Accounting <u>Rothman</u> | Date <u>1-4-2010</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)