

Planning \$ <u>PJ w/ SPP</u>	Drain \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

LDG PERMIT NO.
FILE # <u>MSP-2005-053</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

36959-23943

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2436 F. Road

SUBDIVISION Home Depot

FILING _____ BLK _____ LOT 3

OWNER Home Depot USA

ADDRESS PO Box 10582

CITY/STATE/ZIP Atlanta Georgia 30348

APPLICANT Bill Thornton

ADDRESS 2436 F. Road

CITY/STATE/ZIP Grand Junction, CO 81521

TELEPHONE (970)244-8577

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

TAX SCHEDULE NO. 2945-043-13-003

SQ. FT. OF EXISTING BLDG(S) 130,528

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

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

USE OF ALL EXISTING BLDG(S) _____

DESCRIPTION OF WORK & INTENDED USE: Cart
Corrals, landscaping, storage areas
8' fencing w/ screening

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	_____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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).

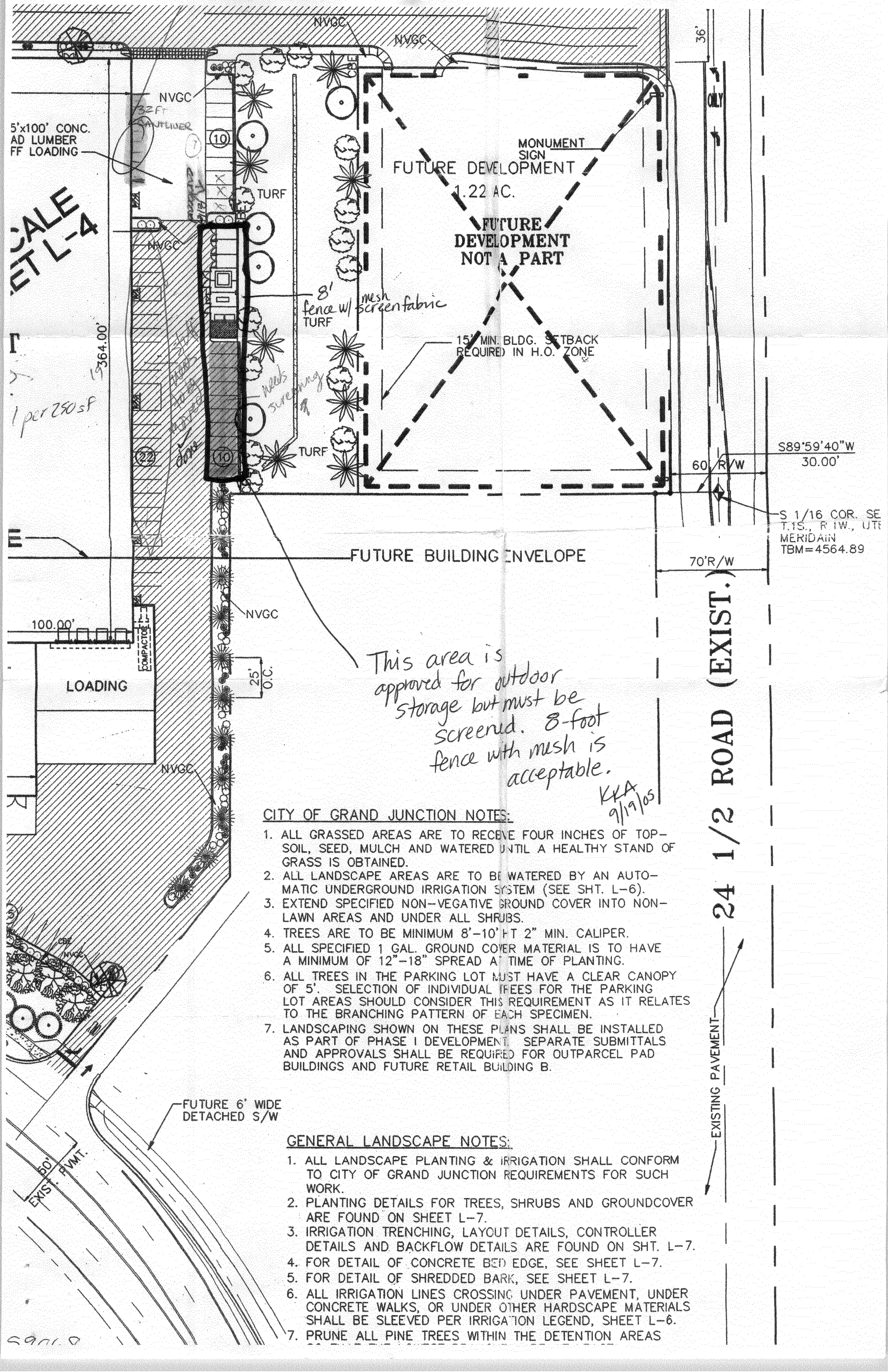
Applicant's Signature [Signature]
Department Approval [Signature]

Date 3-8-05
Date 12/11/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR / WTR Chan</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/11/06</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)



CITY OF GRAND JUNCTION NOTES:

1. ALL GRASSED AREAS ARE TO RECEIVE FOUR INCHES OF TOP-SOIL, SEED, MULCH AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
2. ALL LANDSCAPE AREAS ARE TO BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM (SEE SHT. L-6).
3. EXTEND SPECIFIED NON-VEGETATIVE GROUND COVER INTO NON-LAWN AREAS AND UNDER ALL SHRUBS.
4. TREES ARE TO BE MINIMUM 8'-10' FT 2" MIN. CALIPER.
5. ALL SPECIFIED 1 GAL. GROUND COVER MATERIAL IS TO HAVE A MINIMUM OF 12"-18" SPREAD AT TIME OF PLANTING.
6. ALL TREES IN THE PARKING LOT MUST HAVE A CLEAR CANOPY OF 5'. SELECTION OF INDIVIDUAL TREES FOR THE PARKING LOT AREAS SHOULD CONSIDER THIS REQUIREMENT AS IT RELATES TO THE BRANCHING PATTERN OF EACH SPECIMEN.
7. LANDSCAPING SHOWN ON THESE PLANS SHALL BE INSTALLED AS PART OF PHASE I DEVELOPMENT. SEPARATE SUBMITTALS AND APPROVALS SHALL BE REQUIRED FOR OUTPARCEL PAD BUILDINGS AND FUTURE RETAIL BUILDING B.

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE PLANTING & IRRIGATION SHALL CONFORM TO CITY OF GRAND JUNCTION REQUIREMENTS FOR SUCH WORK.
2. PLANTING DETAILS FOR TREES, SHRUBS AND GROUND COVER ARE FOUND ON SHEET L-7.
3. IRRIGATION TRENCHING, LAYOUT DETAILS, CONTROLLER DETAILS AND BACKFLOW DETAILS ARE FOUND ON SHT. L-7.
4. FOR DETAIL OF CONCRETE BED EDGE, SEE SHEET L-7.
5. FOR DETAIL OF SHREDDED BARK, SEE SHEET L-7.
6. ALL IRRIGATION LINES CROSSING UNDER PAVEMENT, UNDER CONCRETE WALKS, OR UNDER OTHER HARDSCAPE MATERIALS SHALL BE SLEEVED PER IRRIGATION LEGEND, SHEET L-6.
7. PRUNE ALL PINE TREES WITHIN THE DETENTION AREAS