

FEE \$	0
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	59618
FILE #	SPR-1997-047

## PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>995 Independent Avenue</u>	TAX SCHEDULE NO. <u>2945-103-26-001</u>
SUBDIVISION <u>Trinity Commercial Park</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3,928</u>
FILING <u>BLK</u> <u>LOT One</u>	SQ. FT. OF EXISTING BLDG(S) <u>None</u>
(1) OWNER <u>Dwight R. and Dannah M. Erickson</u>	NO. OF DWELLING UNITS BEFORE: <u>N/A</u> AFTER: <u>N/A</u> CONSTRUCTION
(1) ADDRESS <u>546 East Valley Drive</u> <u>Grand Junction, CO 81504</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>None</u> AFTER: <u>One</u> CONSTRUCTION
(1) TELEPHONE <u>243-9711</u>	USE OF ALL EXISTING BLDGS <u>N/A</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Construction</u> <u>of 3,928 square foot one-story retail music store</u>
(2) ADDRESS _____	
(2) TELEPHONE _____	

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Landscaping / Screening Required: YES  NO

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Special Conditions: PER ATTACHED SITE PLAN

APPROVED 3-10-97

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 4 T.ZONE 10 ANN# \_\_\_\_\_

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 G.J. 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 Dannah M. Erickson Date 2/12/97

Department Approval Bill Nebel Date 3-10-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9958

Utility Accounting Cherise Date 3-10-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)