

Planning \$ Pd w/ SPR	Drainage \$ NA
TCP \$ 16,450.00	School Impact \$ NA

BLDG PERMIT NO. 65171
FILE # SPR-1998-097

65752-found only

Pd Rept #7961

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 925 Independent Ave TAX SCHEDULE NO. 2945-103-36-003

SUBDIVISION Trinity Park Commercial SQ. FT. OF PROPOSED BLDG(S)/ADDITION 23,500

FILING BLK LOT 3 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER Robert G. Wilson NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 300 Main, GJ CO B15D1

(1) TELEPHONE 970 241-2801 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT Rob Beery
Trammell Crow Company USE OF ALL EXISTING BLDGS
Tamarac Plaza Two

(2) ADDRESS 755 East Hampton Ave., Ste 650 DESCRIPTION OF WORK & INTENDED USE:

(2) TELEPHONE (303) 843-1910 RETAIL - OFFICE SUPPLY

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 X NO

SETBACKS: Front from Property Line (PL) or
(6450) 55 from center of ROW, whichever is greater
25 (Indep)

Side 0 from PL Rear NA from PL

Maximum Height 40

Maximum coverage of lot by structures

Parking Req'mt 100 spaces

Special Conditions: All improvements completed
prior to C.O. or Dev Impr Agr & Guarantee
required 4

Genus Tract 4 Traffic Zone 10 Annx #

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 D. Thies, Thompson-Langford Corp. Date 5/19/98

Department Approval Martin J. Campbell Date 6/15/98

Additional water and/or sewer tap fee(s) are required: YES ✓ NO W/O No. 11372

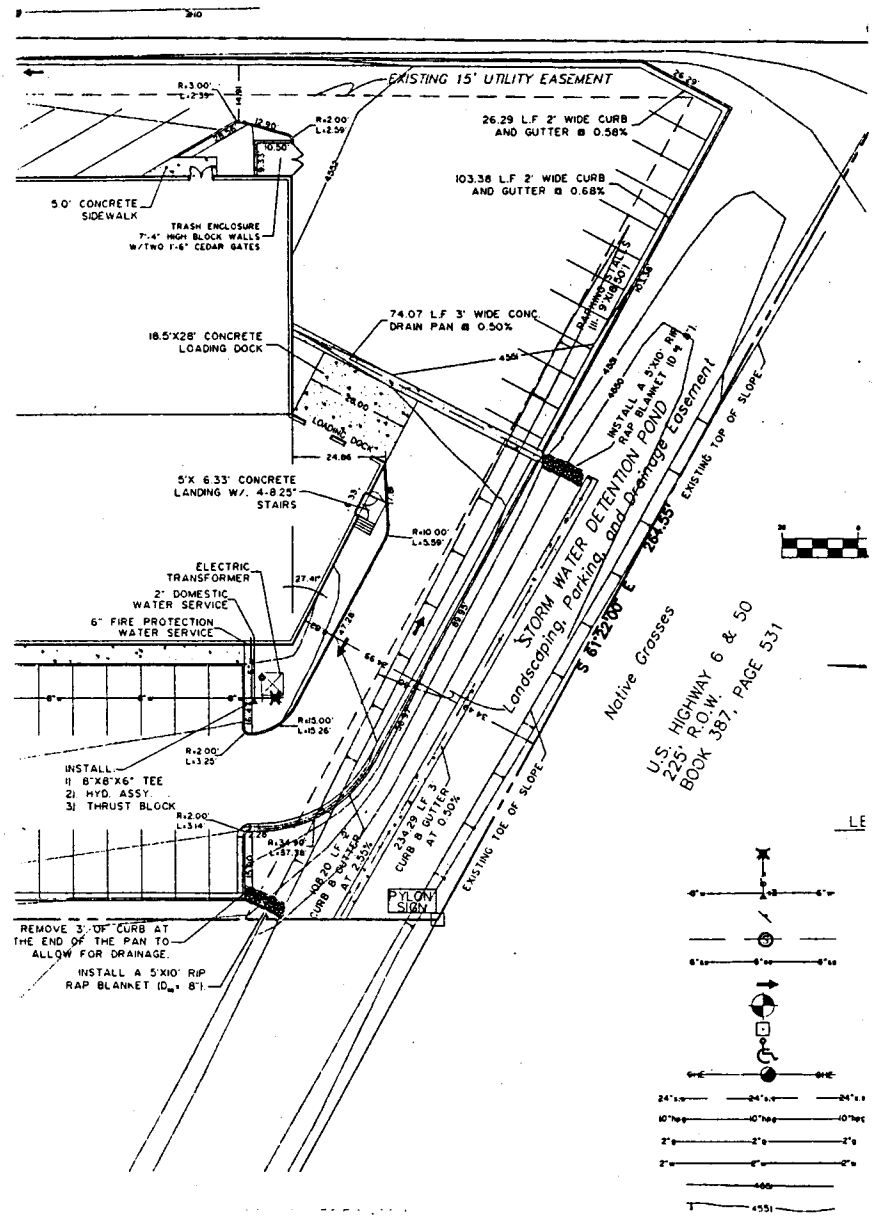
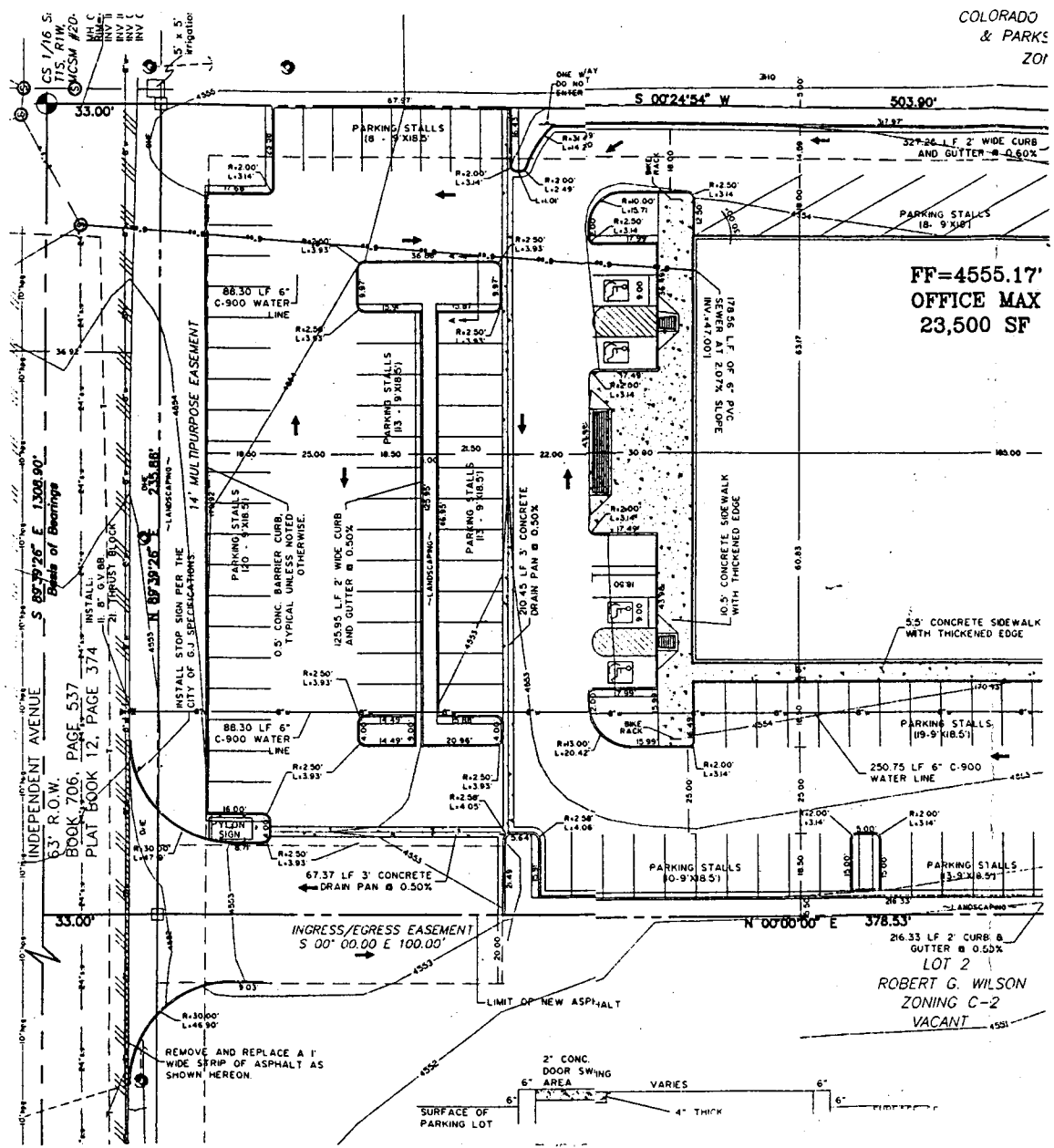
Utility Accounting R. Raymond Date 6/17/98

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)

ACCEPTED LCA 6/15/98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

COLORADO
 & PARKS
 ZOI PZ



U.S. HIGHWAY 6 & 50
 225' R.O.W.
 BOOK 387, PAGE 531