

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ #10,662.66	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>74937</u>
FILE # <u>SPR-2000-046</u>

P.I.F. #5,700 J.C.

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2747 Crossroads Blvd. TAX SCHEDULE NO. 2701-362-34-012/013
 SUBDIVISION Crossroads Colorado West Filing No. 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 19,820 gross
 FILING 2 BLK 2 LOT 12 and 13 SQ. FT. OF EXISTING BLDG(S) -0-
 OWNER BR-SL LLC NO. OF DWELLING UNITS: BEFORE -0- AFTER -0-
 ADDRESS 539 32 ROAD Unit #4 CONSTRUCTION
 GRAND JUNCTION CO 81504 NO. OF BLDGS ON PARCEL: BEFORE -0- AFTER 1
 TELEPHONE _____ USE OF ALL EXISTING BLDGS NA
 APPLICANT J. DYER CONSTRUCTION, INC. DESCRIPTION OF WORK & INTENDED USE: Construction
 ADDRESS 2335 INTERSTATE AVE, Grand Junction CO of retail sales bldg. (Harley Davidson)
 TELEPHONE (970) 245-8610 and parking lot
 ✓ 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 H.O. LANDSCAPING/SCREENING REQUIRED: YES NO
 SETBACKS: FRONT: 45 from Property Line (PL) or 15 from center of ROW, whichever is greater
 SIDE: 15 from PL REAR: 15 from PL PARKING REQUIREMENT: 69 spaces
 MAXIMUM HEIGHT 15 FEET SPECIAL CONDITIONS: N/A
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 35% CENSUS TRACT 16 TRAFFIC ZONE 15 ANNEX _____

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] Date 4/24/2000
 Department Approval [Signature] Date 4/21/00

Additional water and/or sewer tap fee(s) are required. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>13045</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/24/00</u>

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

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