

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>76172</u>
FILE # <u>SPR-2000-047</u>

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 2913 F ROAD
 SUBDIVISION Spruway Cottonwood Camp
 FILING _____ BLK 1 LOT 3
 OWNER Spruway Inc.
 ADDRESS 6900 S. Yosemite / Englewood CO 80112
 TELEPHONE 303-843-7000
 APPLICANT LAND DESIGN
 ADDRESS 259 GRAND AVE
 TELEPHONE 245-4094

TAX SCHEDULE NO. 2943-082-33-003
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7000 SF
 SQ. FT. OF EXISTING BLDG(S) NA
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS 0 0
 DESCRIPTION OF WORK & INTENDED USE: NEW CONSTRUCTION - RETAIL SPACE

✓ 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 PB (B-3)
 SETBACKS: FRONT: 0 from Property Line (PL) or 45 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 40
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: SATISFIED
 SPECIAL CONDITIONS: NONE
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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]
 Department Approval [Signature]

Date 8-7-2000
 Date 6/24/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13322</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/14/00</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) (Goldendrod: Utility Accounting)