

Planning \$ <u>A</u>	Drainage \$ <u>D</u>
TCP \$ <u>State Credit</u>	School Impact \$ <u>E</u>

PDG PERMIT NO. <u>84236</u>
FILE # <u>55-2002-063</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 2494 Hwy 6 E 50

SUBDIVISION DRP Simple Sub

FILING _____ BLK _____ LOT _____

OWNER Terra Firma Properties LLC

ADDRESS 3682 Ridge Drive

TELEPHONE 243-4333

APPLICANT TPI / Chris McCallum

ADDRESS 1551 W. Independent

TELEPHONE 243-4642

TAX SCHEDULE NO. 2945-094-00-046

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8040

SQ. FT. OF EXISTING BLDG(S) 0

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS NA - Former gas station

DESCRIPTION OF WORK & INTENDED USE: _____
Build 8040 Furniture Store

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

SETBACKS: FRONT: 15' from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: 0' from PL REAR: 10' from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 200% FAR

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: 17

SPECIAL CONDITIONS: _____

CENSUS TRACT 9 TRAFFIC ZONE 97 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 3-5-02

Department Approval [Signature] Date 5-9-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14928</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/17/02</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) (Goldenrod: Utility Accounting)