

Planning \$	0	Drainage	0
TCP \$	0	School Impact \$	0

PLANNING PERMIT NO. <u>None</u>
FILE # <u>SPR-2002-125</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 1040 INDEPENDENT AVE.

TAX SCHEDULE NO. 2945-103-32-002

SUBDIVISION INDEPENDENCE CENTER SUB.

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

FILING BLK LOT

SQ. FT OF EXISTING BLDG(S) 161,706 sq ft

OWNER SAM'S REAL ESTATE BUSINESS TRUST

NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
CONSTRUCTION

ADDRESS 2001 SE 10TH ST BENTONVILLE, AR 72712

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

TELEPHONE (479) 273-8277

USE OF ALL EXISTING BLDGS

APPLICANT LANA LESIGN

DESCRIPTION OF WORK & INTENDED USE: EXPAND

ADDRESS 244 N 7TH ST G.J. CO

PARKING LOT. AN ADDITIONAL 90 SPACES

TELEPHONE 245-4099

WILL BE ADDED TO 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 C-2

LANDSCAPING/SCREENING REQUIRED: YES X NO

SETBACKS: FRONT: N/A from Property Line (PL) or N/A from center of ROW, whichever is greater

PARKING REQUIREMENT: per plan approved 10/4/02

SIDE: N/A from PL REAR: N/A from PL

SPECIAL CONDITIONS: Expand parking lot

MAXIMUM HEIGHT N/A

CENSUS TRACT 4 TRAFFIC ZONE 10 ANNEX

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

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 10/4/02

Department Approval [Signature]

Date 10/4/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>10/4/02</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)