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|------------------------|-------------------------------------|
| Planning \$ <u>N/A</u> | Drainage <u>4-140-25</u> |
| TCP \$ <u>552.00</u> | School Impact \$ <u>N/A</u> |

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|----------------------------|
| G PERMIT NO. |
| FILE # <u>SPR-2003-131</u> |

PLANNING CLEARANCE

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

6521-4000

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 995 Independent Ave
 SUBDIVISION Trinity Commercial Park
 FILING 2 BLK _____ LOT 1
 OWNER Dwight & Dana Erickson
 ADDRESS 995 Independent Ave
 TELEPHONE 243-9711
 APPLICANT Chris McCullum / TPI
 ADDRESS 1555 Independent Ave
 TELEPHONE 243-4642

TAX SCHEDULE NO. 2945-103-36-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,263
 SQ. FT. OF EXISTING BLDG(S) 3,928
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Retail Store
 DESCRIPTION OF WORK & INTENDED USE:
Construct addition to existing building for storage only

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 N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 13 REQ 17 PROVIDED
 SPECIAL CONDITIONS: PER APPROVED SITE AND LANDSCAPING PLAN.
 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] Date 6/18/03
 Department Approval [Signature] Date 11-3-03

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|--------------------------------------------------------|--------------------|-------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. <u>No charge</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>11/20/03</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)