

Planning \$ <u>0</u>	Drainag. <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

(P)

BLDG PERMIT NO. SPR <u>None Required</u>
FILE # <u>SPR-2003-005</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

Adjacent to Golden Corral
 BUILDING ADDRESS 1100 Independent Ave. TAX SCHEDULE NO. N/A 2945-103-32-003
 SUBDIVISION Independent Center Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 FILING - BLK - LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
 OWNER LKB Corporation NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 ADDRESS PO Box 119 Frisco, CO 80443 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 TELEPHONE _____ USE OF ALL EXISTING BLDGS N/A
 APPLICANT Fred Turner DESCRIPTION OF WORK & INTENDED USE: Paved
 ADDRESS 120 N 4th Ave. Frisco, CO 80443 Parking Lot on Leased portion of
 TELEPHONE _____ CDOT right-of-way
 ✓ *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 2945-103-32-003 02 LANDSCAPING/SCREENING REQUIRED: YES NO _____
 SETBACKS: FRONT: NA from Property Line (PL) or _____
 _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 PARKING REQUIREMENT: per plan
 SPECIAL CONDITIONS: _____
 MAXIMUM HEIGHT NA
 MAXIMUM COVERAGE OF LOT BY STRUCTURES NA 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 Fred Turner President Date 7/24/02
 Department Approval Pat Carl Date 4/25/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Parking lot paved only</u>
Utility Accounting	<u>Manual Calc</u>		Date <u>4/30/03</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)