

Planning \$ <u>N/A</u>	Drainage <u>N/A</u>
TCP \$ <u>4207.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>89102</u>
FILE # <u>ANX-2002-243</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 2938 N. Avenue
 SUBDIVISION PALACE POINT
 FILING _____ BLK _____ LOT 2
 OWNER N. Avenue Center LLC
 ADDRESS 2030 Baseline Dr.
 TELEPHONE 970-242-4490
 APPLICANT ALCO Bldg/ Bob Turner
 ADDRESS 529 25 1/2 Rd G. Jct. 81505
 TELEPHONE 970-242-1423

TAX SCHEDULE NO. 2943-083-00-099
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 30, ~~510~~
(22,510 - 8,000) SQ. FT.
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS NA
 DESCRIPTION OF WORK & INTENDED USE:
Construct two buildings for commercial
retail or office use

✓ 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-1
 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: 123 spaces
 SPECIAL CONDITIONS: 6' SCREENING WALL IN
COMPLIANCE WITH SECTION 6.5 F. 1. REQUIRED.
 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 x Bob Turner
 Department Approval Scott D. Peterson

Date 12/5/02
 Date 4/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15893</u>
Utility Accounting <u>Patricia Kanauer</u>			Date <u>4-4-03</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)