

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>96,475</u>	School Impact \$ <u>0</u>

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PDG PERMIT NO.
FILE # <u>SPR-2002-174</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 RIM ROCK MARKET PLAZE
~~2525 RIM ROCK RD~~
 SUBDIVISION Rimrock Marketplaze 2 Subdivision
 FILING _____ BLK 1 LOT 1

TAX SCHEDULE NO. 2945-152-37-004
~~2945-103-37-001~~
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 187,000 sq. ft.
 SQ. FT. OF EXISTING BLDG(S) -0-

OWNER MICHAEL STAENBERG
THE BELLEVILLE, LLC
 ADDRESS 2127 INNERBELT BUSINESS CENTER
SUITE 200, ST. LOUIS, MO 63114
 TELEPHONE 314-429-0900
 APPLICANT CHRIS QUANDT
MULVANNI & ARCHITECTURE
 ADDRESS 1100 112th AVE NE #500
BELLEVUE WA 98004
 TELEPHONE 425-463-2000

NO. OF DWELLING UNITS: BEFORE - AFTER -
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE - AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS -0-
 DESCRIPTION OF WORK & INTENDED USE:
RETAIL - LOWE'S HIW
NEW BUILDING

✓ 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 C2/C1
 SETBACKS: FRONT: 15 from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 15 from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: per plan
 SPECIAL CONDITIONS: _____
 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]
 Department Approval [Signature]

Date 2/14/02
 Date 3/27/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15865</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/22/03</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)