

|                             |                           |
|-----------------------------|---------------------------|
| Planning \$ <u>Pdwl App</u> | Drain \$ <u>0</u>         |
| TCP \$ <u>Cred for ROW</u>  | School Impact \$ <u>0</u> |

|                           |
|---------------------------|
| DG PERMIT NO.             |
| FILE # <u>SPR-2003-27</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 627 24 1/2 Road  
 SUBDIVISION : Home Depot U.S.A. Inc.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 4  
 OWNER Curtis & Terri Rahm  
 ADDRESS 2029 Roosevelt Ct.  
 CITY/STATE/ZIP Grand Jct. CO 81503  
 APPLICANT TPI / Chris McCullum  
 ADDRESS 1555 Independent Ave  
 CITY/STATE/ZIP Grand Jct. CO 81505  
 TELEPHONE 970-243-4642

TAX SCHEDULE NO. 2945-043-013-004  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 13,800  
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) NA  
 DESCRIPTION OF WORK & INTENDED USE:  
Construct 13,800 ft<sup>2</sup> office building tenant finish 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 <u>C-1</u><br>SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater<br>SIDE: <u>20'</u> from PL REAR: <u>10'</u> from PL<br>MAX. HEIGHT <u>40'</u><br>MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR=1.00</u> | LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/><br>PARKING REQUIREMENT: <u>46 req'd 50 provided</u><br>SPECIAL CONDITIONS: _____ |
|---|--|

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 12-22-03  
 Department Approval [Signature] Date 3/5/04

|  |   |  |   |
|--|---|--|---|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input checked="" type="checkbox"/> | W/O No. <u>tenant finish only 12045</u> |
| Utility Accounting <u>[Signature]</u>                  |   |  | Date <u>3/5/04</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)