

Planning \$ 5.00	Drainage \$
TCP \$	School Impact \$

(P)

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

71574-40472

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2214 SANFORD #10
 SUBDIVISION SELLERS REPLAT
 FILING #1 BLK 5 LOT 11
 OWNER Grand Union Developers
 ADDRESS P.O. Box 5931 Hilton Head, SC
 TELEPHONE 261-4747
 APPLICANT Emera Weisk
 ADDRESS 309 F G.S. 81504
 TELEPHONE 261-4747

TAX SCHEDULE NO. 2701-313-05-021
 Estimated Remediation 4000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4000
 SQ. FT. OF EXISTING BLDG(S) 1040 78,340
 NO. OF DWELLING UNITS: BEFORE 6 AFTER 4
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS OFFICE/WAREHOUSE
 DESCRIPTION OF WORK & INTENDED USE: OFFICE/WAREHOUSE
FINISH INTERIOR MEZZANINE, STAIRS

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 I-1
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: Interior Remedol
only
 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: Emera Weisk Date 4/8/04
 Department Approval: Melba Aragon Date 4-8-04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>in town</u>
Utility Accounting	<u>Q. Weaver</u>		Date <u>4-8-04</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)