

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE #

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 2405 7 Rd
 SUBDIVISION 2945-043-06-002
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-043-06-002
 SQ. FT. OF EXISTING BLDG(S) 120,000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1000

OWNER SDG Macerich Properties
 ADDRESS 2424 Hwy 16 + 50
 CITY/STATE/ZIP DJ CO 81505
 APPLICANT Sutherland Lumber Co
 ADDRESS 2405 7 Rd
 CITY/STATE/ZIP DJ CO 81505
 TELEPHONE 243-8000 Steve

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 4
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) Retail

DESCRIPTION OF WORK & INTENDED USE: _____
Display Carpets

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>C1</u> SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>moving location of already existing carpets.</u>
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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).

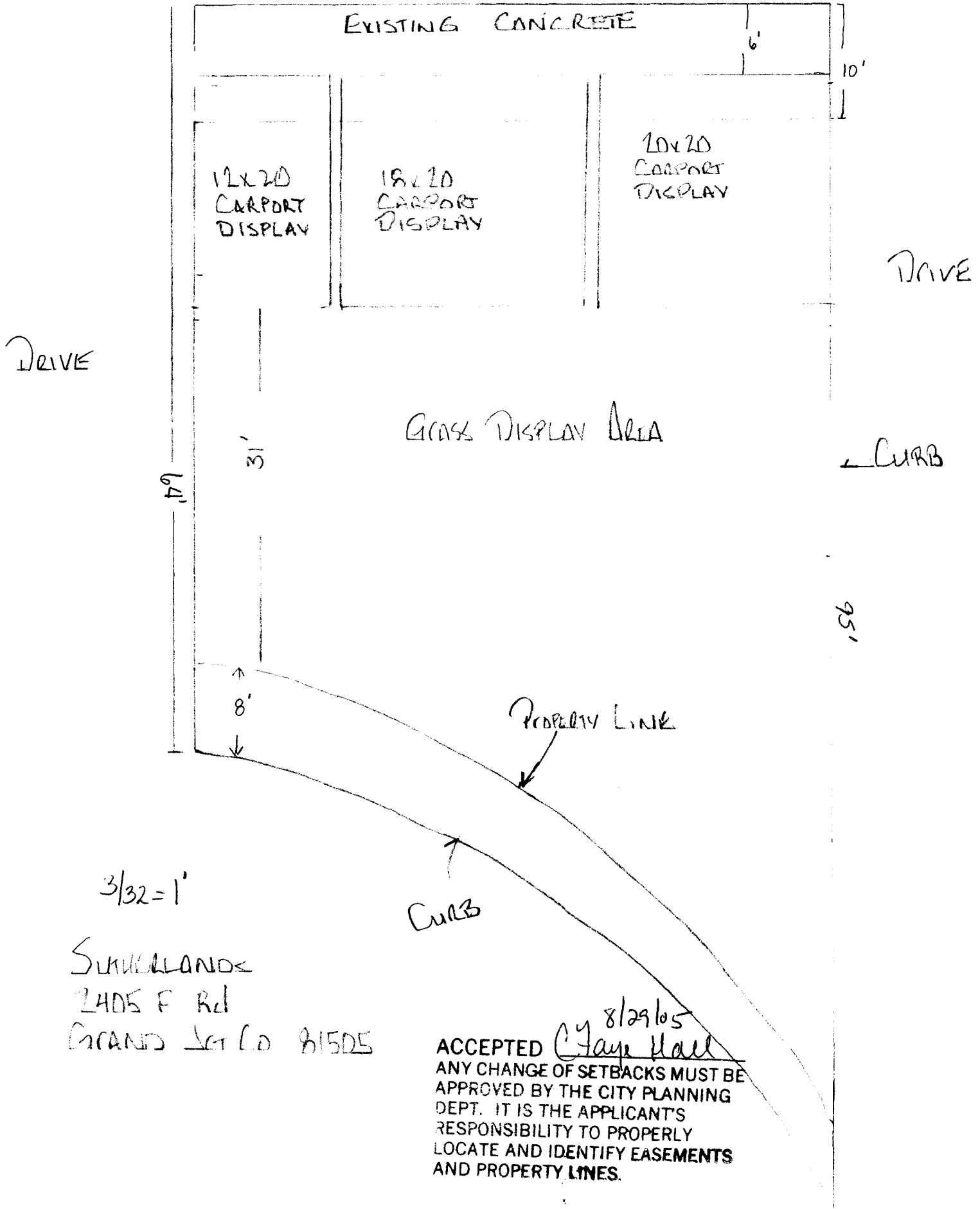
Applicant's Signature [Signature] Date _____
 Department Approval [Signature] Date 8/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>8/29/05</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)

EXISTING BUILDING



SUNLAND
 2405 F Rd
 GRAND Jet Co B1505

ACCEPTED 8/29/05
[Signature]
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.