

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>15,687</u>	School Impact \$ <u>0</u>

JG PERMIT NO.
FILE # <u>SPR-2004-293</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 2520 Rimrock Ave  
 SUBDIVISION RIMROCK MARKETPLACE 2  
 FILING TWO BLK 1 LOT 1  
 OWNER LOWE'S HWY, INC c/o THE REALTY  
 ADDRESS 2127 INVERBELT BUSINESS CENTER  
 TELEPHONE \_\_\_\_\_  
 APPLICANT BRIAN NELSON  
 ADDRESS 10700 Antioch Plaza Ste. 300  
Merriman, KS 66504  
 TELEPHONE 913-236-3379

TAX SCHEDULE NO. 2945-152-37-004  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 137,822  
 SQ. FT OF EXISTING BLDG(S) 7,116  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS M - MERCANTILE  
 DESCRIPTION OF WORK & INTENDED USE: ADD  
7,116 SF UNCOVERED STORAGE AREA  
TO FIT LOWE'S HOME IMPROVEMENT STORE

✓ 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-2/C-1  
 SETBACKS: FRONT: NA 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 \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X  
 PARKING REQUIREMENT: N/A  
 SPECIAL CONDITIONS: Build per approved  
plan  
 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 Brian Nelson Date 11-17-04  
 Department Approval Nat Carl Date 3/9/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>O Overholt</u>		Date <u>3/22/05</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)