

Planning \$ <u>N/A</u>	Drains \$ <u>N/A</u>
TCP \$ <u>56,359.48</u>	School Impact \$ <u>N/A</u>

DG PERMIT NO.
FILE # <u>SPR-2006-162</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 630 24 1/2 Rd.
 SUBDIVISION Market Square ^{NO 234} Subdivision
 FILING _____ BLK _____ LOT 1

TAX SCHEDULE NO. 2945-044-16-001
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 30,816
590

OWNER Goodwill Industries of Colorado Springs
 ADDRESS 2320 West Colo. Ave.
 CITY/STATE/ZIP Colorado Springs, CO 80934

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE n/a AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE n/a AFTER _____
 CONSTRUCTION

APPLICANT Thompson-Langford Corp.
 ADDRESS 529 25 1/2 Rd, Suite B 210
 CITY/STATE/ZIP Grand Junction, Colo. 81505
 TELEPHONE (970) 243-6067

USE OF ALL EXISTING BLDG(S) Retail & Office
 DESCRIPTION OF WORK & INTENDED USE: Goodwill
processing, retail and offices uses

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, LIGHT COMMERCIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>92 Req. - 140 PROVIDED</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>Will Need to Record</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	<u>MULTI-PURPOSE EASEMENT AND P.O.W. DESIGNATION DOCUMENTS PRIOR TO CERT. OF OCCUPANCY - PER APPROVED PLAN.</u>

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 4/24/06
 Date 9-13-06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>19486</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-18-06</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)