

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u> </u>
TCP \$ <u>3,045⁰⁰</u>	School Impact \$ <u> </u>

BLDG PERMIT NO.
FILE # <u>11SP-2006-071</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 2525 Rimrock Ave
 SUBDIVISION Rimrock Marketplace
 FILING 2 BLK 1 LOT 1
 OWNER Love's Home Improvement
 ADDRESS 2525 Rimrock Ave
 CITY/STATE/ZIP GJ CO 81505
 APPLICANT Arris Const.
 ADDRESS 517 So Timberland
 CITY/STATE/ZIP ~~GJ CO~~ Lubbock TX 79901
 TELEPHONE 936-637-1428

TAX SCHEDULE NO. 2445-152-37-004
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1435 sqft
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Retail
 DESCRIPTION OF WORK & INTENDED USE: Exterior Display Area

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-2</u> SETBACKS: FRONT: <u>15/25</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 MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>N/A Per Plan</u> SPECIAL CONDITIONS: <u>N/A</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 Kennedy Smith Date 9-15-06
 Department Approval Kat Gibbeny Date 9/18/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Exterior Display Area New Signage</u>
Utility Accounting <u>Kat Gibbeny</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)