

Planning \$ <u>PD</u>	Drainage <u>w/ sub project</u>
TCP \$ <u>23,932.00</u>	School Impact \$ <u>N/A</u>

JG PERMIT NO.
FILE # <u>SPR 2007-323</u>

JK

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

Inspection  
 Fee waived  
 - RE/PH

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2776 Acrin Ave  
 SUBDIVISION Meridian Park  
 FILING 1377045 BLK \_\_\_\_\_ LOT 14  
 OWNER T & N Properties L.C.  
 ADDRESS P.O. Box 592  
 CITY/STATE/ZIP Brigham, UT 84302  
 APPLICANT Kurt Lund  
 ADDRESS 444 N. 7200 W.  
 CITY/STATE/ZIP Mendon, UT 84325  
 TELEPHONE (435) 730-4181

TAX SCHEDULE NO. 2EAS-25A-40-01A  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9,180  
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE N/A AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) — N/A  
 DESCRIPTION OF WORK & INTENDED USE: new construction; retail bldg

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</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>46 spaces</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40'</u>	<b>PAID</b> <b>APR 30 2008</b> <u>13</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 8-21-07  
 Department Approval Donnie Edwards Date 4-23-08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>PD 0msd</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/30/08</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)