

Planning \$	5.00
TCP \$	/
Drainage \$	/
SIF\$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO. _____

FILE # _____

JK

address: 2531 Rimrock Ave

Building Address 2535 Rimrock Ave
 Parcel No. 2945-152-31-05 005
 Subdivision Rimrock Market Place #2
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION: (Dollar Tree)

Name GRAND JUNCTION DEV, LLC
 Address 2127 INNER BELT BUS DR
 City / State / Zip ST. LOUIS, MO. 63114

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Fennant Finish

* FOR CHANGE OF USE:

*Existing Use: _____
 *Proposed Use: SPR - 2007-195

APPLICANT INFORMATION:

Name DOLLAR TREE
 Address 500 VOLVO PRKWY.
 City / State / Zip CHESAPEAKE, VA 23320
 Telephone 360-887-9477

Estimated Remodeling Cost \$ 50,000
 Current Fair Market Value of Structure \$ new bldg

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE C-1 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES NO
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions: _____
 Voting District _____ Ingress / Egress _____
 Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature [Signature] Date 5/2/08
 Planning Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Refer to #20731</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/2/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)