

PCN-2010-186 PCN-2011-139

SS ✓

Planning \$ <u>N/A</u>	Drainage \$ <u>2,436.41</u>
TCP \$ <u>120,347.00</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>1,890.00</u>	DEFERRED FEES
<u>X</u>	<u>ZONING</u>

Bldg Permit No.
File # <u>SPR-2010-082</u>
<u>PCN-2010-186</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development) ~~FEES DEFERRED~~
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 1450 W INDEPENDENT TAX SCHEDULE NO. 2945-103-64-001
 SUBDIVISION PENROCK MARKETPLACE 4 SQ. FT. OF EXISTING BLDG(S) N/A
 FILING _____ BLK _____ LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 56,163

OWNER THE GRAND JUNCTION TWO DEVE. LLC MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 ADDRESS 2127 INNERBELT BUSINESS CENTER
 DRIVE #200
 CITY/STATE/ZIP ST. LOUIS MO 63114 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

APPLICANT SAME USE OF ALL EXISTING BLDG(S) N/A
 ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE:
 CITY/STATE/ZIP _____ HOBBY LOBBY STORE AND ASSOCIATED
 TELEPHONE 314 429-0900 SITE IMPROVEMENTS.
 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-2</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>331 SPACES PROVIDED</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPE PLANS.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 10/4/2010
 Planning Approval [Signature] Date APR 20 2011 DEPT. 17, 2010

Additional water and/or sewer tap fee(s) are required: YES <u>✓</u> NO _____	WFO No. <u>21773</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-4-10</u>

Used
1.6
CP
BAID
APR 20 2011
DEPT. 17, 2010

PCN-2010-186, PCN-2011-139

SS ✓

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Inspection \$ <u>1,890.00</u>	DEERERED FEES
<input checked="" type="checkbox"/> ZONING	

Bldg Permit No.
File # <u>SPR-2010-092</u>
<u>PCN-2010-186</u>

PLANNING CLEARANCE

ZONING

(site plan review, multi-family development, non-residential development) ~~FEES DEFERRED~~
Grand Junction Public Works & Planning Department

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 ADDRESS 2127 INNER BELT BUSINESS CENTER DRIVE #200
 CITY/STATE/ZIP ST. LOUIS MO 63114

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____ CONSTRUCTION

APPLICANT SAME
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 314 429-0900

USE OF ALL EXISTING BLDG(S) N/A
 DESCRIPTION OF WORK & INTENDED USE: HOBBY LOBBY STORE AND ASSOCIATED SITE IMPROVEMENTS.

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Applicant's Signature [Signature] Date 10/4/2010
 Planning Approval [Signature] Date SEPT. 17, 2010

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21773</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-4-10</u>