

Planning \$ <u>PD w/ SPR</u>	Drainage \$ <u>NA</u>	Original Do NOT Remove From Office	PPR BLDG PERMIT NO. <u>V704</u>
TCP \$ <u>credit</u>	School Impact \$ <u>NA</u>		FILE # <u>SPR-1998-064</u>

### PLANNING CLEARANCE

**064 98**

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

**Grand Junction Community Development Department**

2438 FRQ

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~2438~~ Rd + F Road TAX SCHEDULE NO. 2945-043-06-002

SUBDIVISION Cimarron Minor Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8,000

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 SQ. FT. OF EXISTING BLDG(S) 0 4700 retail

(1) OWNER Wayne Fisher NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 1041 24 Road NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-4226 USE OF ALL EXISTING BLDGS ti NA

(2) APPLICANT As above DESCRIPTION OF WORK & INTENDED USE: Construction

(2) ADDRESS \_\_\_\_\_ of liquor store

(2) TELEPHONE \_\_\_\_\_

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 HO Landscaping / Screening Required: YES X NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt Per Plan

Side 0 from PL Rear 0 from PL Special Conditions: All improvements completed prior to C.O. of Dev Impr Agreement required

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_ Census Tract 9 Traffic Zone 5 Annx # \_\_\_\_\_

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 G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineer 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 Wayne Fisher Date 3-24-98

Department Approval Kirsten L. Adkins Date 8/27/98

Additional water and/or sewer tap fee(s) are required: YES ✓ NO \_\_\_\_\_ W/O No. 177055

Utility Accounting CM Cole Date 8/31/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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