

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

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BLDG PERMIT NO. <u>72986</u>
FILE # <u>TUP-1999-03.33</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 2678 Hwy 50

TAX SCHEDULE NO. 2945-261-00-006

SUBDIVISION \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8' x 16' = 1284

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT OF EXISTING BLDG(S) ~~8' x 16'~~ 2460 #

OWNER Kim Vallender / Wild Awakening

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS ~~300~~ 2985 Emerald Circle

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0

TELEPHONE 257-1539 / 640-0896

USE OF ALL EXISTING BLDGS Shipping/mailboxes

APPLICANT Kim Vallender

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 2985 Emerald Circle

drive thru Espresso

TELEPHONE 257-1539

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 H0

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or 65' from center of ROW, whichever is greater  
 SIDE: 15' from PL REAR: 15' from PL

PARKING REQUIREMENT: no

MAXIMUM HEIGHT 65'

SPECIAL CONDITIONS: Temporary Use Only  
Expires March 18, 2000

MAXIMUM COVERAGE OF LOT BY STRUCTURES 35%

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_

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 11-22-99

Department Approval [Signature]

Date 11-22-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>nocks in use</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-22-99</u>

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