

Planning \$ 10.00	Drainage \$ 47.00
TCP \$ 132.00	School Impact \$ 0

BLDG PERMIT NO. 75165
FILE # SPR-2000-045

PLANNING CLEARANCE

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

Grand Junction Community Development Department

5287-3306 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 922 N. 1st Street
 SUBDIVISION City of Grand Junction
 FILING #2 BLK 12 LOTS 1-7 & 1/2
Lot 8
 OWNER Darlene Stoner
 ADDRESS 554 Eastwood Street
 TELEPHONE 243-1176
 APPLICANT Merritt Sixbey/Merritt Const.
 ADDRESS 1420 Motor Street
 TELEPHONE 241-5164-250-1712

TAX SCHEDULE NO. 2945-142-12-018
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000
 SQ. FT. OF EXISTING BLDG(S) 3750
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Retail Liquor Store
 DESCRIPTION OF WORK & INTENDED USE: Addition of warehouse space to existing business

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 C-2
 SETBACKS: FRONT: _____ from Property Line (PL) or 25 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 40
 MAXIMUM COVERAGE OF LOT BY STRUCTURES n/a

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: no additional parking required
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 3 TRAFFIC ZONE 35 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 X Darlene Stoner Date 3-15-00
 Department Approval [Signature] Date 5/9/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/11/00</u>

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

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