| Planning $ *10.00* | Drainage $ *0* | | BLDG PERMIT NO. *76067* |
|---|---|---|---|
| TCP $ *0* | School Impact $ *0* | | FILE # |

# 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 *596  25  Rd*     TAX SCHEDULE NO. *2945-102-00-120*

SUBDIVISION *NN*     SQ. FT. OF PROPOSED BLDG(S)/ADDITION *2700*

FILING _____ BLK _____ LOT *120*     SQ. FT OF EXISTING BLDG(S) _____

OWNER *C&F Food Store*     NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
            CONSTRUCTION

ADDRESS *1649 Main*     NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
            CONSTRUCTION

TELEPHONE *970-245-0392*     USE OF ALL EXISTING BLDGS _____

APPLICANT *Independent Pump Co*     DESCRIPTION OF WORK & INTENDED USE: *Replace*

ADDRESS *948 3rd Ave*     *Canopy above Fueling islands*

TELEPHONE *970-242-5433*     _____

✓ *Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

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☞ THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ☜

ZONE *C-1*     LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: *15'* from Property Line (PL) or     PARKING REQUIREMENT: _____
_____ from center of ROW, whichever is greater
SIDE: *0'* from PL   REAR: *10'* from PL     SPECIAL CONDITIONS: _____

MAXIMUM HEIGHT *40'*     _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____     CENSUS TRACT *4* TRAFFIC ZONE *10* ANNX _____

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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 _____ Date *9/1/00*

Department Approval *C. Faye Gibson* Date *9/1/00*

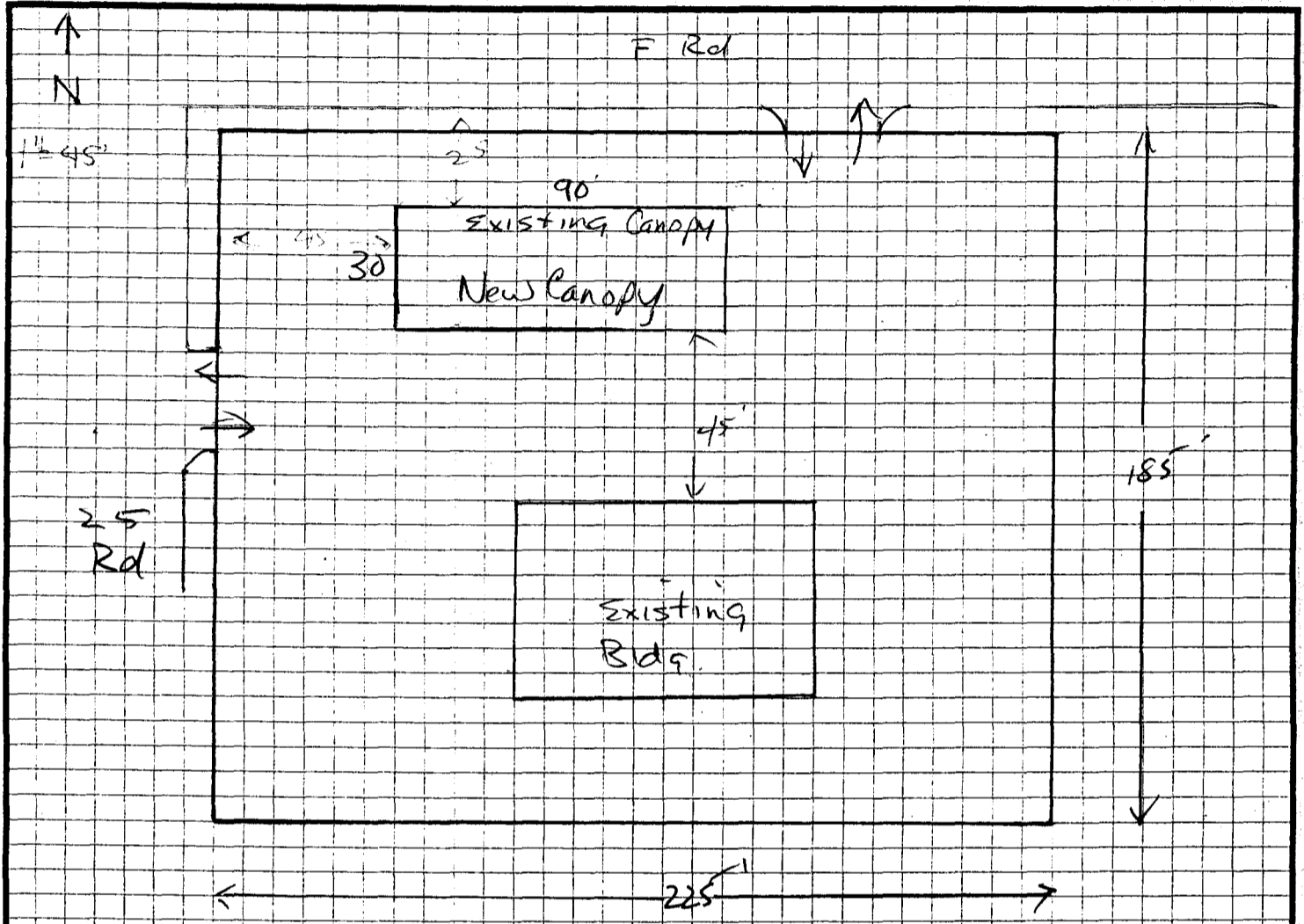| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. _____ |
|---|---|---|---|
| Utility Accounting *Osterholt* | | | Date *9-1-00* |

**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)**

# IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1 - An outline of the PROPERTY LINES with dimensions.
2 - An outline of the PROPOSED STRUCTURE with its dimensions.
3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
4 - All EASEMENTS or RIGHTS - OF - WAY on the property
5 - All other STRUCTURES on the property.
6 - All STREETS and ALLEYS adjacent to the property and street names.
7 - All existing and proposed DRIVEWAYS.
8 - An arrow indicating North.

**FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.**

N

F Rd

45'

25'
Rd

90'
Existing Canopy
New Canopy

30

45'

185'

Existing
Bldg.

225'

9/1/00  Replacing Canopy & Islands

ACCEPTED _____
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

& F   Food   Store   # 4

596   25   Rd

Grand Jct