

Planning \$ <u>0</u>	Drainage \$ <u>4,091.00</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78378</u>
FILE # <u>FP-2000-105</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 2996 D ROAD

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER JD SQUIPPELL

ADDRESS 1007 N. 7TH STREET

TELEPHONE 241-2909

APPLICANT SAME

ADDRESS _____

TELEPHONE _____

TAX SCHEDULE NO. 2943-174-00-133

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800^{sq} LIQUOR STORE
3/4 BAY CAR WASH

SQ. FT OF EXISTING BLDG(S) 0

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0

CONSTRUCTION

USE OF ALL EXISTING BLDGS CAR WASH / LIQUOR STORE

DESCRIPTION OF WORK & INTENDED USE:
CONSTRUCTION OF A CAR WASH / LIQUOR STORE
LANDSCAPING / WALL CONSTRUCTION

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

AS PER APPROVED PLANS

ZONE PD

SETBACKS: FRONT: _____ from Property Line (PL) or
 from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____

AS PER PLAN

PARKING REQUIREMENT: AS PER PLAN

SPECIAL CONDITIONS: _____

CENSUS TRACT 8 TRAFFIC ZONE 56 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]

Department Approval [Signature]

Date 2/15/01

Date 02/09/01

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES <input type="radio"/> NO	W/O No. <u>13721</u>
Utility Accounting <u>[Signature]</u>	Date <u>2.16.01</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)