

Planning \$	0	Drainage \$	0
TCP \$	0	School Impact \$	0

BLDG PERMIT NO.	83091
FILE #	CUP-2001-201

## 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 644 North Ave. TAX SCHEDULE NO. 2945-114-00-043  
SUBDIVISION Capital Hill Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 18 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
OWNER Chinle Plaza LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
ADDRESS 3359 Star Ct., G.J. CO 81506 CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
TELEPHONE 242-2116 USE OF ALL EXISTING BLDGS Retail bldg w/ restaurant use  
APPLICANT Karen Jurgens DESCRIPTION OF WORK & INTENDED USE: Construct  
ADDRESS 572 main St. #C Drive thru coffee business - requires  
G.J. CO 81501 Parking lot improvements and landscaping per  
TELEPHONE 254-0555 plan  
✓ 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-1 LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_  
SETBACKS: FRONT: per plan from Property Line (PL) or \_\_\_\_\_  
from center of ROW, whichever is greater  
SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL  
PARKING REQUIREMENT: Per Plan  
MAXIMUM HEIGHT per plan SPECIAL CONDITIONS: CUP 2001-201  
Parking lot modifications and landscaping  
installed prior to final  
MAXIMUM COVERAGE OF LOT BY STRUCTURES NA CENSUS TRACT 5 TRAFFIC ZONE 32 ANNEX \_\_\_\_\_  
Separate permit required for signage

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 Karen Jurgens Date 2-12-02  
Department Approval Bob Peil Date 2/12/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	WHO No. <u>for sewer</u>
Utility Accounting	<u>Bob Peil</u>		Date <u>2/12/02</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)