

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE #

## PLANNING CLEARANCE

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

### Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

#11

BUILDING ADDRESS 200 West Grand Ave TAX SCHEDULE NO. 2945-151-00-092

SUBDIVISION Grand Central Plaza SQ. FT. OF EXISTING BLDG(S) 986 Sq Ft

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S) <sup>existing</sup> ADDITIONS 786 Sq Ft

OWNER Grand Central Plaza LLC  
DISRAELI PERVA

ADDRESS 800 Belford  
200 West Grand

CITY/STATE/ZIP Grand Jet Colo 81503

APPLICANT Merritt Sixbey

ADDRESS 1420 motor street

CITY/STATE/ZIP Grand Jet Colo 81505

TELEPHONE 261-1463 241 5164

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE 13 AFTER 13 CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2 CONSTRUCTION  
USE OF ALL EXISTING BLDG(S) Retail

DESCRIPTION OF WORK & INTENDED USE: Sell CIGARS  
Smoke Shack  
Tenant Finish

**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 X

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

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: Tenant Finish

MAX. HEIGHT \_\_\_\_\_

MAX. COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

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 2-18-04

Department Approval Jaye Hall Date 2/18/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Existing Eau</u>
Utility Accounting	<u>On Call</u>		Date <u>2/18/04</u>

**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)**

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