

Planning \$	Drainage <u>per R. Davis</u>
TCP \$ <u>per R. Davis</u>	School Impact \$ <u>0</u>

PG PERMIT NO.
FILE # <u>SPR-2004-064</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 2465 Hwy 6450 (lot 18) TAX SCHEDULE NO. 2945-091-21-001
 SUBDIVISION Grand Mesa Center Replat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6218
 FILING Lot 1 n/a BLK 1 LOT 18 SQ. FT. OF EXISTING BLDG(S) 0
 OWNER Cache Properties LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 4
 ADDRESS 1007 North 7th Street CONSTRUCTION
 TELEPHONE (970) 241-2909 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 APPLICANT Sid Squirrel USE OF ALL EXISTING BLDGS Retail/Restaurant
 ADDRESS 1007 North 7th Street DESCRIPTION OF WORK & INTENDED USE: Retail
 TELEPHONE (970) 241-2909 sales and food service
 4 UNITS, 1 REST. (RETAIL BASIS 6218/1000 X .35 = 2.17)

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.
 IF TRANSITION USE EXCEEDS RETAIL (ie. Restaurant) ADDITIONAL PIF REQUIRED

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 LANDSCAPING/SCREENING REQUIRED: YES X NO REQUIRED
 SETBACKS: FRONT: 15 from Property Line (PL) or n/a from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10 from PL PARKING REQUIREMENTS: See approved site plan.
 MAXIMUM HEIGHT 40' SPECIAL CONDITIONS:
 MAXIMUM COVERAGE OF LOT BY STRUCTURES n/a CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Sid Squirrel Date 4/1/04
 Department Approval Janice Cox ACP Senior Planner Date 7/6/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting			Date

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)