

Planning \$ <u>Pl</u>	Drain <u>retention pond</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

PERMIT NO. <u>94078</u>
FILE # <u>SPR-2003-269</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

No Fire or zoning

2518

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2845 Landing View Lane TAX SCHEDULE NO. 2705-312-00-941
SE Corner of Landing View + Falcon Way

SUBDIVISION Walker Field SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1280 s.f.

FILING BLK LOT SQ. FT OF EXISTING BLDG(S) N/A

OWNER Enterprise Rent-A-Car NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 13111 E. Briarwood Ave #300 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

TELEPHONE (720) 875-9902 USE OF ALL EXISTING BLDGS N/A

Representative APPLICANT Jana Gerow - DCS

ADDRESS 619 Main St #110 DESCRIPTION OF WORK & INTENDED USE: Build private car wash for

TELEPHONE (970) 242-3674 rental car agency use

✓ 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 PAD LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: from PL REAR: from PL PARKING REQUIREMENT: 1 sp/employee

SPECIAL CONDITIONS: *any proposed dumpsters per plans must be screened.

MAXIMUM HEIGHT

MAXIMUM COVERAGE OF LOT BY STRUCTURES CENSUS TRACT N/A 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 Christine Campbell on behalf of Enterprise Date 11/24/03

Department Approval Ronnie Edwards Date 4/21/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17809</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/29/04</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)