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|-----------------------------|-----------------------------|
| Planning \$ <u>N/A</u> | Drainage \$ <u>N/A</u> |
| TCP \$ 11,500.00 | School Impact \$ <u>N/A</u> |

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| BLDG PERMIT NO. |
| FILE # <u>SPR-2004-244</u> |

9,809.00

PLANNING CLEARANCE

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

Grand Junction Community Development Department

5414-3389

BUILDING ADDRESS 748 N. 1ST STREET

SUBDIVISION GRAND JUNCTION

FILING _____ BLK 34 LOT 1-12

OWNER FUOCO INVESTMENTS LLC

ADDRESS 741 N. 1ST ST.

CITY/STATE/ZIP GRAND JUNCTION CO 81501

APPLICANT _____

ADDRESS _____

CITY/STATE/ZIP _____

TELEPHONE _____

Submittal requirements are outlined in the SSID (Submittal

THIS SECTION TO BE COMPLETED BY APPLICANT

TAX SCHEDULE NO. 2945-142-24-012

SQ. FT. OF EXISTING BLDG(S) _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6,745 sq. ft.

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) VEHICLE SALES + SERVICE

DESCRIPTION OF WORK & INTENDED USE: VEHICLE SALES AND SERVICE

COORDINATE WITH MIKE GREZENKO (216-4021) ON ALLEY WORK - CITY IS REPLACING SEWER LINE

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

| | |
|---|---|
| ZONE <u>C-1 LIGHT COMMERCIAL</u> | LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ |
| SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater | PARKING REQUIREMENT: <u>SEE APPROVED SITE PLAN.</u> |
| SIDE: <u>10'</u> from PL REAR: <u>10'</u> from PL | SPECIAL CONDITIONS: <u>VARIANCE GRANTED TO</u> |
| MAX. HEIGHT <u>40'</u> | <u>SIDE YARD SETBACK TO BE WITHIN 5.37' OF SOUTH PROPERTY LINE. COND. USE PERMIT GRANTED FOR OUTSIDE STORAGE / DISPLAY.</u> |
| MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u> | |

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. OBTAIN R.O.W PERMIT FOR ALL WORK IN RIGHT-OF-WAY, INCLUDING ALLEY + SEWER WORK

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 3-30-05

Date 3-17-05

| | |
|---|---------------------|
| Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>[Signature]</u> | Date <u>3/30/05</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)