

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

Interior Remedol

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

93051-
52920

THIS SECTION TO BE COMPLETED BY APPLICANT

5.68 EOM

BUILDING ADDRESS 683 Horizon Drive, Suite 101 TAX SCHEDULE NO. 2945-012-50-011

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER Ace Cash Express Emplyer ^{-2 to 3} MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 131 Greenway Dr., #600
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CITY/STATE/ZIP Irving, TX 75038 CONSTRUCTION

APPLICANT K & G Enterprises, Inc. USE OF ALL EXISTING BLDG(S) Retail
 ADDRESS 2525 High Country Ct, #B Value - 685,930.00
 CITY/STATE/ZIP Grand Jct., CO 81501 Remedoling Cost \$10,200
 TELEPHONE 970-245-2046 DESCRIPTION OF WORK & INTENDED USE:
Interior 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 <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>Interior remedol only</u>
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 Donald J. Lambert Date 11/30/05

Department Approval Misha Wagon Date 11-30-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting	<u>CM arable</u>		Date <u>11/30/05</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)