

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

JG PERMIT NO.
FILE # <u>MSP-2005-156</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 <u>2464 Hwy 6950</u>	TAX SCHEDULE NO. <u>2945-091-23-001</u>
SUBDIVISION <u>Grand Mesa Center Replat</u>	SQ. FT. OF EXISTING BLDG(S) <u>194,466</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>1A</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>0</u>
OWNER <u>Grand Mesa Center LLC</u>	MULTI-FAMILY:
ADDRESS <u>2127 Innersbelt Business Center Dr.</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
CITY/STATE/ZIP <u>St. Louis, MO. 63114</u>	CONSTRUCTION
APPLICANT <u>Thompson-Langford Corp.</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
ADDRESS <u>529 25th Rd, Suite B210</u>	CONSTRUCTION
CITY/STATE/ZIP <u>Grand Junction, CO 81505</u>	USE OF ALL EXISTING BLDG(S) <u>Retail & Food service</u>
TELEPHONE <u>970-243-6067</u>	DESCRIPTION OF WORK & INTENDED USE:
	<u>Place tables outside and in front of</u>
	<u>two tenants</u>

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: <u>15</u> from Property Line (PL) or <u>N/A</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>Pedestrian circulation area must not be obstructed.</u>
MAX. HEIGHT <u>40'</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.

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 <u>[Signature]</u>	Date <u>7/14/2005</u>
Department Approva <u>[Signature]</u>	Date <u>7/14/2005</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>7/14/05</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)



7/1/05
C. J. [unclear]

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

SCALE 1 : 499

