

Planning \$ <u>0</u>	Drain \$ <u>0</u>
TCP \$ <u>3795.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-2004-230</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 2835 NORTH AVE
 SUBDIVISION WELCH
 FILING _____ BLK _____ LOT 2
 OWNER VALLEY VIEW INVESTMENTS
 ADDRESS 13333 COUNTY RD 1
 CITY/STATE/ZIP RIDGWAY, CO 81432
 APPLICANT ROB ROWLANDS
 ADDRESS 917 MAIN ST
 CITY/STATE/ZIP GRAND JCT., CO
 TELEPHONE 24-1903

TAX SCHEDULE NO. 2943-182-21-002
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 10,010
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) ~~FURNITURE~~ N/A
 DESCRIPTION OF WORK & INTENDED USE: CONST.
A FURNITURE STORE

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 <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>20 spaces</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>Fence off undeveloped area.</u>
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 [Signature] Date 10/6/04
 Department Approval C. Joyce Hall Date 1/4/05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>17854</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-4-04</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)