

Planning \$ <u>Paid</u>	Drainage \$
TCP \$ <u>40,400.</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>CUP-2006-028</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 2140 Broadway -A TAX SCHEDULE NO. 2947-232-21-002

SUBDIVISION Monument Village Shopping Center SQ. FT. OF EXISTING BLDG(S) N/A

FILING _____ BLK C LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 16,000

OWNER Sans Nom LLC

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 995 Cowen Dr. Suite 201

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
 CONSTRUCTION

CITY/STATE/ZIP Carbondale, CO 81623

USE OF ALL EXISTING BLDG(S) N/A

APPLICANT Sans Nom LLC

ADDRESS 995 Cowen Dr. Suite 201

DESCRIPTION OF WORK & INTENDED USE: Ace Hardware
Store

CITY/STATE/ZIP Carbondale, CO 81623

TELEPHONE 970-704-1515

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>B-1 B-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL	PARKING REQUIREMENT: <u>per plan 90-incl. 4</u> SPECIAL CONDITIONS: <u>H-C.</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 Craig Rathbun 9-8-06 Date
 Department Approval Craig Rathbun Jan U. Brown Date Oct. 16, 2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19503</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/16/06</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)