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|-------------------------------------|-----------------------------|
| Planning \$ <u>10.⁰⁰</u> | Drainage \$ <u>N/A</u> |
| TCP \$ <u>N/A</u> | School Impact \$ <u>N/A</u> |

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|----------------------------|
| BLDG PERMIT NO. |
| FILE # <u>SPR-2006-078</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 2438 F ROAD
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-043-12-002
 SQ. FT. OF EXISTING BLDG(S) 9300
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER WAYNE FISHER
 ADDRESS 2438 F ROAD
 CITY/STATE/ZIP GRAND JCT, CO

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT ROB ROWLANDS
 ADDRESS 917 MAIN ST
 CITY/STATE/ZIP GRAND JCT, CO 81506
 TELEPHONE 241-1903

USE OF ALL EXISTING BLDG(S) LIQUOR STORE
 DESCRIPTION OF WORK & INTENDED USE: ADD
SCREENED LOADING DOCK TO
SW CORNER OF EXIST. BLDG

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

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| ZONE <u>C-1</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL <u>Per attached plan</u> MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u> | LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>No additional</u> SPECIAL CONDITIONS: _____ <div style="text-align: right; font-style: italic;">DATE</div> |
|--|--|

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]
 Department Approval Lou V. Bowen

Date 5/22/06
 Date May 23, 2006

| | | | |
|--|--------------------|--|--------------------|
| 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>6/1/06</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)