

Planning \$ <u>Paid</u>	Drain: \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

LDG 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

14395-26400
 BUILDING ADDRESS 2438 FR. & 625 24 1/2 Rd.
 SUBDIVISION CIMMARON MINOR SUB. II
 FILING _____ BLK _____ LOT 1 & 2

TAX SCHEDULE NO. 2945-043-12-001 & 002
 SQ. FT. OF EXISTING BLDG(S) 9725
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 12,780

OWNER WAYNE FISHER
 ADDRESS 1041 24 Rd
 CITY/STATE/ZIP Grand Jct., CO 81505

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

APPLICANT Rob Rowlands
 ADDRESS 917 Main St
 CITY/STATE/ZIP Grand Jct., CO 81501
 TELEPHONE 241-1903

USE OF ALL EXISTING BLDG(S) Liquor Store
 DESCRIPTION OF WORK & INTENDED USE: Addition to Retail Store for new sales area

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> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL <u>per plan</u> MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <u>Yes</u> NO _____ PARKING REQUIREMENT: <u>53 w/ this please</u> SPECIAL CONDITIONS: _____ _____ _____
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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 [Signature]

Date 3/7/06
 Date Aug. 28, 2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19425, 19426</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/29/07</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)