

Planning \$ Pd w/ CUP	Drain: \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

_DG PERMIT NO.
FILE # <u>CUP-2005-197</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 1210 North Avenue  
 SUBDIVISION SW 1/4 of Section 12, T11N1S, R1W  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-123-00-087+088  
 SQ. FT. OF EXISTING BLDG(S) 1,102 SF  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER James S. and Melissa S. Cook  
 ADDRESS 406 Ridgeway Drive  
 CITY/STATE/ZIP Grand Junction, CO 81503

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT Dollar Rent A Car Holly  
 ADDRESS 743 Horizon Drive  
 CITY/STATE/ZIP Grand Junction, CO 81506  
 TELEPHONE 255-9400

USE OF ALL EXISTING BLDG(S) Vacant  
 DESCRIPTION OF WORK & INTENDED USE: Interior remodel to be used as leasing office for Dollar Rent A Car

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  
*FOR WASHAW ADDITIONAL 1.3 FEW FOR TOTAL 2.3*

ZONE <u>C-1</u> SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>40</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>NA</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>Per Plan</u> SPECIAL CONDITIONS: <u>No C.O. until all improvements completed or guaranteed.</u>
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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] Date 8-3-05  
 Department Approval [Signature] Date 12/16/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18737</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/6/07</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)