

Planning \$ <u>N/A</u>	Drainage \$ <u>1,781.00</u>
TCP \$ <u>9,390.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>CUP-2003-024</u>

PL

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 2258 Broadway
 SUBDIVISION KATELYN'S SIMPLE SLOO.
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-074-26-001
 SQ. FT. OF EXISTING BLDG(S) N/A
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS SEE SITE PLAN

OWNER Mike J. Lewis + Roxanne J. Lewis
 ADDRESS 2183 Canyon View Dr
 CITY/STATE/ZIP Grand Junction, Co 81503

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

APPLICANT same
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 970 241-5028

USE OF ALL EXISTING BLDG(S) N/A
 DESCRIPTION OF WORK & INTENDED USE: 6 BAY CAR WASH

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 B-1, NEIGHBORHOOD BUSINESS
 SETBACKS: FRONT: 20' from Property Line (PL) or _____
 from center of ROW, whichever is greater
 SIDE: 10' from PL REAR: 15' from PL
 MAX. HEIGHT 40'
 MAX. COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: SEE SITE PLAN
 SPECIAL CONDITIONS: PER APPROVED COND. USE PERMIT, SITE PLAN, LAND. PLAN, ETC., AND ARCHITECTURAL DRAWINGS AS APPROVED BY THE PLANNING COMMISSION.

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 Mike J. Lewis Roxanne Lewis Date 11-9-07
 Department Approval John R. Peter Date 11-9-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>207410</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-9-07</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)