

Planning \$ <u>Pd</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR 2006 305</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

PIY

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS Lot 6, 6611 Horizon Dr
 SUBDIVISION Safeway @ Horizon Park Sub
 FILING _____ BLK _____ LOT 6

TAX SCHEDULE NO. 2945-012-50-014
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,773 sq ft

OWNER TNT Ventures LLC
 ADDRESS 683 Horizon Dr, Ste 110 #134
 CITY/STATE/ZIP Grand Junction, CO 81506

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

APPLICANT TNT Ventures LLC
 ADDRESS 683 Horizon Dr, Ste 110 #134
 CITY/STATE/ZIP Grand Junction, CO 81506
 TELEPHONE 970-401-0956

USE OF ALL EXISTING BLDG(S) Vacant lot
car wash - 7 bays - (water reclamation)
 DESCRIPTION OF WORK & INTENDED USE: new construction,
curb, gutter, road, extension of
utilities, drainage development

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: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>6'</u> from PL REAR: <u>10'</u> from PL <u>10' setback to rear</u> MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 20</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>per approved plan</u> <u>final paving inspection required</u> <u>prior to final CO</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 June 23, 2007
 Department Approval [Signature] Date 8-3-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20536</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/14/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

Planning \$ <u>PQ</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

JG PERMIT NO.
FILE # <u>SPR 2006 305</u>

The TCP of 13,500 applied to credit for Lot 6 TCP w/orig sub. const.

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 Lot 6, 691 189 Horizon Dr.
 SUBDIVISION Safeway @ Horizon Park Sub
 FILING - BLK - LOT 6

TAX SCHEDULE NO. 0945-012-50-014
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,773 sq. ft.

OWNER Dominick's Finer Foods LLC
 ADDRESS 5918 Stoneridge Mall Rd.
 CITY/STATE/ZIP Pleasanton, CA 94588

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE - AFTER - CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2 CONSTRUCTION

APPLICANT TNT Ventures, LLC
 ADDRESS 683 Horizon Dr Suite 110 #134 202 North Ave, #7-298
 CITY/STATE/ZIP Grand Junction, CO 81506
 TELEPHONE 760 533 9453

USE OF ALL EXISTING BLDG(S) vacant lot
 DESCRIPTION OF WORK & INTENDED USE: Carwash - 7 bays - (12) Retaining Curbs, gutters, road, extension of utilities, drainage development.

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

770-401-0956

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO <u>-</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>-</u>
SIDE: <u>0</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>per approved plans</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</u>	<u>Final Perisgo inspection required prior to Final CO.</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 807, 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 10/18/2006
 Department Approval Ronnie Edwards Date 3/7/07 Revised 8/3/07

Additional water and/or sewer tap fee(s) are required: YES <u>✓</u> NO <u>-</u>	W/O No. <u>20536</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/14/07</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)