Planning \$ Pd Dra	ainage \$	BLDG PERMIT NO.				
TCP \$ - Sc	hool Impact \$ N/p	FILE # SPK 2006 305				
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,	661 HORIZON PR	TAX SCHEDULE NO. 2945-012-50-014				
SUBDIVISION Stifeway (Hor	izon Park Sub	SQ. FT. OF EXISTING BLDG(S)				
		SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4, 773 5 4				
OWNER THT Venture ADDRESS <u>UP3 HUVIZON</u> CITY/STATE/ZIP <u>Grand</u> Ju	Dr. Stello#134	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION				
APPLICANT TNT Ventu ADDRESS <u>683 Hovizon</u> CITY/STATE/ZIP <u>Grand</u> Ju	Dr, Str. 110#134 notion, CO 81506	USE OF ALL EXISTING BLDG(S) VACANT 6t Carwash -7 bays - (water rectain) DESCRIPTION OF WORK & INTENDED USE: <u>New Construction</u> <u>Curb</u> , gutter, road, extension of				
TELEPHONE <u>470-40</u>		Standards for Improvements and Development document.				
-	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	AR: <u>10</u> from PL	LANDSCAPING/SCREENING REQUIRED: YES V NO PARKING REQUIREMENT: SPECIAL CONDITIONS: Ju approved plan final persize inspection Negred final persize inspection Negred Prior & pral LD				
Modifications to this Planning Clearan	ce must be approved, in writing	, by the Community Development Department Director. The structure				

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	4	Date	June 23, 2	1007
Department Approval	raids	Date	8-3-07	
Additional water and/or sewer tap fee(s) are required: YI	ES NO	W/O No.	20536	DyPhice
		Date S	114/07	Plan
VALID FOR SIX MONTHS FROM DATE OF ISSUANC	E (Section 2.2.C.1 Grand Ju	nction Zoning	and Development (CLAR Code)

(White: Planning) (N

(Yellow:	Customer)
110100	040101101

(Pink: Building Department)

(Goldenrod: Utility Accounting)

	· · · · ·			Ι		
F	Planning \$ 72	Draina	- U	1	JG PERMIT NO.	
	TCP \$ _	School Impact \$	NIA	[1	FILE # SPR 2006	305
The 7	TCP of 13, 500 applies		INING CLI	EARANCE		
tocret	lit for Lot 6 (site)	plan review, multi-far Grand Junction Co	nily developme	ent, non-residentia		
TCP u	yorig sub. const.			_	-partment	
		611				. d
	JILDING ADDRESS Lot	•		X SCHEDULE NO. 7	19945-012-5	0-014
SU	JBDIVISION Safeway	OHorizon Park	Sub sa	. FT. OF EXISTING	BLDG(S) 🧷	
FIL	LINGBLK	LOT	2 SQ	. FT. OF PROPOSED	BLDG(S)/ADDITONS	t,773 g, Ft.
ov	NNER DOMINICK	's Finer Foods	<u>UC</u> r	ILTI-FAMILY: NO. OF OWELLING U CONSTRUCTION	JNITS: BEFORE	AFTER
	CITY/STATE/ZIP Plea			NO. OF BLDGS ON F	PARCEL: BEFORE	
			ys	, E OF ALL EXISTING	BLDG(S) Vacant	lot
AP A	PPLICANT TNT V- 683 HURIZON ADDRESS 207 N	orth Ave, #7-	$\overline{\mathbf{v}}$ $\hat{\mathbf{v}}$	twash -	7 bary - (C La RK & INTENDED USE: 1	TT2 Riclains
C	city/state/zip_ <u>Gran</u>	id Junction, c	_ / _		t ,	Δ .
Т		-533-9453		utilities, d	hainage develo	pment.
	Submittai requirements	are outlined in the SSIL) (Submittal Star	ndards for Improver	ments and Development)	document.
1-10-	No King	are outlined in the SSIL	1			'document.
)-70-	-401-0956		ETED BY COMMUNITY	Y DEVELOPMENT DEPART	MENT STARE	
	-40/-09576			V DEVELOPMENT DEPART	MENT STAFE	
SE	DNE(ETBACKS: FRONT:(from, center of R	from Property Line	LAI (PL) or PAI	NDSCAPING/SCREE	MENT STAFE ENING REQUIRED: YES	X_NO
SE S	DNE	THIS SECTION TO BE COMPL	LAI (PL) or PAI	NDSCAPING/SCREE	MENT STAFE	X_NO
SE S	DNE	THIS SECTION TO BE COMPL	LAI (PL) or PAI rom PL SP	Y DEVELOPMENT DEPART NDSCAPING/SCREE RKING REQUIREME ECIAL CONDITIONS	MENT STARF ENING REQUIRED: YES :NT: S: Applove	X_NO
SE S	DNE	THIS SECTION TO BE COMPL	LAI (PL) or PAI rom PL SP	NDSCAPING/SCREE	MENT STARF ENING REQUIRED: YES :NT: S: Applove	X_NO
SE MA MA Mo aut	DNE	THIS SECTION TO BE COMPL	PTED BY COMMUNITY LAI (PL) or PAI rom PL SP 22.0	V DEVELOPMENT DEPART NDSCAPING/SCREE RKING REQUIREME ECIAL CONDITIONS	MENT STARF ENING REQUIRED: YES :NT: : <u>per approve</u> :inspection ugu to Final CO.	X_NO ed plans ured prior
SE MA MA Mo aut by crep Co	DNE	THIS SECTION TO BE COMPL from Property Line COW, whichever is greate REAR:	LAI (PL) or PAI rom PL SP 2,0 y red, in writing, by t nal inspection has ng Code). Requi uired site improve y this permit sha an unhealthy cor	NDSCAPING/SCREE RKING REQUIREME ECIAL CONDITIONS When Community Deve is been completed and red ments must be com all be maintained in addition is required by t	INTERT STAFF ENING REQUIRED: YES TO PL Approve TO FINAL CO. Interpretation Magnetic A Certificate of Occupancy the public right-of-way mu- pleted or guaranteed prior an acceptable and health he Grand Junction Zoning a	X_NO ed plans wed plans wed puint tor. The structure thas been issued st be guaranteed to issuance of a y condition. The and Development
SE S MA MA Mot Sy pric Co Foi sta I he law	DNE	THIS SECTION TO BE COMPL from Property Line COW, whichever is greate REAR: J. fo rest Zone Clearance must be approved STRUCTURES MARCON Clearance Must be approved annot be occupied until a free section 807, Uniform Build Clearance. All other rec y lardscaping required to materials that die or are in on drawings must be subm on the job site at all time ve read this application and s which apply to the project	LAI (PL) or PAI (PL) or PAI r rom PL SP 2,0 J ed, in writing, by t nal inspection has ng Code). Requi uired site improve by this permit sha an unhealthy cor nitted and stamped s. nd the information of the information of the information	A DEVELOPMENT DEPART NDSCAPING/SCREE RKING REQUIREME ECIAL CONDITIONS the Community Deve is been completed and seen completed and red improvements in ements must be com all be maintained in ndition is required by t d by City Engineering n is correct; I agree to	INFORMET STAFF ENING REQUIRED: YES ST: Delta provide star Completed or guaranteed prior an acceptable and health he Grand Junction Zoning a prior to issuing the Planning comply with any and all co	X_NO ad plans where plans
SE S MA MA MA Mot Sy pric Co Foi sta I he law but	DNE	THIS SECTION TO BE COMPL from Property Line COW, whichever is greate REAR: J. fo rest Zone Clearance must be approved STRUCTURES MARCON Clearance Must be approved annot be occupied until a free section 807, Uniform Build Clearance. All other rec y lardscaping required to materials that die or are in on drawings must be subm on the job site at all time ve read this application and s which apply to the project	LAI (PL) or PAI (PL) or PAI r rom PL SP 2,0 J ed, in writing, by t nal inspection has ng Code). Requi uired site improve by this permit sha an unhealthy cor nitted and stamped s. nd the information of the information of the information	A DEVELOPMENT DEPART NDSCAPING/SCREE RKING REQUIREME ECIAL CONDITIONS the Community Deve is been completed and seen completed and red improvements in ements must be com all be maintained in ndition is required by t d by City Engineering n is correct; I agree to	MENT STAILF ENING REQUIRED: YES NT: 	X_NO ad plans where plans
SE MA MA MA Mot aut by pric Co Foi sta I he law but	DNE	THIS SECTION TO BE COMPL from Property Line COW, whichever is greate REAR: J. fo rest Zone Clearance must be approved STRUCTURES MARCON Clearance Must be approved annot be occupied until a free section 807, Uniform Build Clearance. All other rec y lardscaping required to materials that die or are in on drawings must be subm on the job site at all time ve read this application and s which apply to the project	LAI (PL) or PAI (PL) or PAI r rom PL SP 2,0 J ed, in writing, by t nal inspection has ng Code). Requi uired site improve by this permit sha an unhealthy cor nitted and stamped s. nd the information of the information of the information	A DEVELOPMENT DEPART NDSCAPING/SCREE RKING REQUIREME ECIAL CONDITIONS CALL CONDITIONS A Development of the Community Development s been completed and red improvements in ements must be com all be maintained in addition is required by t d by City Engineering h is correct; I agree to nat failure to comply s	MENT STAILF ENING REQUIRED: YES NT: 	X_NO ad plans where plans
SE MA MA MA Mot aut by prio Co Foi sta I he law but De	DNE	THIS SECTION TO BE COMPL from Property Line (OW, whichever is greate REAR:	LAI (PL) or PAI (PL) or PAI r rom PL SP 2,0 J ed, in writing, by t nal inspection has ng Code). Requi uired site improve by this permit sha an unhealthy cor nitted and stamped s. nd the information of the information of the information	A DEVELOPMENT DEPART NDSCAPING/SCREE RKING REQUIREME ECIAL CONDITIONS CALL CONDITIONS A Development of the Community Development s been completed and red improvements in ements must be com all be maintained in addition is required by t d by City Engineering h is correct; I agree to nat failure to comply s	INTERT STAFF ENING REQUIRED: YES NT: : <u>Per approve</u> : <u>per approve</u>	X_NO ad plans where plans

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