

DEFERRED FEES

42

Planning \$	Drainage \$ 1,697	Permit No.
TCP \$ 8,506	School Impact \$	File # SS-2009-152
Inspection \$ 450	UTIL UNDERGROUNDING 4,514	

FEES DEFERRED

PLANNING CLEARANCE

ZONING



(site plan review, multi-family development, non-residential development) APPROVAL  
Grand Junction Public Works & Planning Department 2945-252-13-012

BUILDING ADDRESS 2716 + 2718 Hwy 6 + 50 TAX SCHEDULE NO. 2945-252-12-009  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 0  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6000

OWNER Jerry Denby  
 ADDRESS P.O. Box 2164  
 CITY/STATE/ZIP Grand Junction, CO 81502

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

APPLICANT Austin Civil Group Inc  
 ADDRESS 336 MAIN ST SUITE 203  
 CITY/STATE/ZIP Grand Junction, CO 81501  
 TELEPHONE 242-7540

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_  
 BUILDING 6000 sq ft of BUILDING  
 DESCRIPTION OF WORK & INTENDED USE: 2000 RETAIL SPACE  
COMMERCIAL BUILDING

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

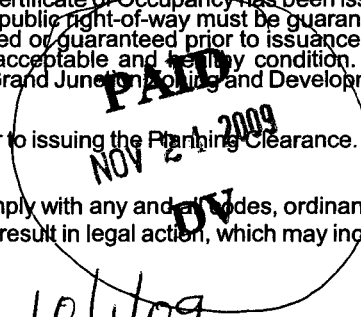
ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>ON PLAN</u>
MAX. HEIGHT <u>file #SS-2009-152</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>PER PLAN</u> <u>CODE</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Mark Austin Date 10/1/09  
 Planning Approval [Signature] Date 10-1-09



Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21530</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-1-09</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)