

Planning \$ $\emptyset$	Drainage \$ $\emptyset$
TCP \$ $\emptyset$	School Impact \$ $\emptyset$

BLDG PERMIT NO.
FILE # MSP-2006-353

## 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 216 North Ave  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER K-9 Kar Wash, LLC  
 ADDRESS 216 North Ave  
 CITY/STATE/ZIP G. J. CO 81501  
 APPLICANT Same  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

TAX SCHEDULE NO. 2945-113-00-004 2008  
 SQ. FT. OF EXISTING BLDG(S) 4327  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 944 1/2  
**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) Office + carwash remodel  
 DESCRIPTION OF WORK & INTENDED USE: Office

**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-2</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 _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>6 trees + 2 shrubs</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.

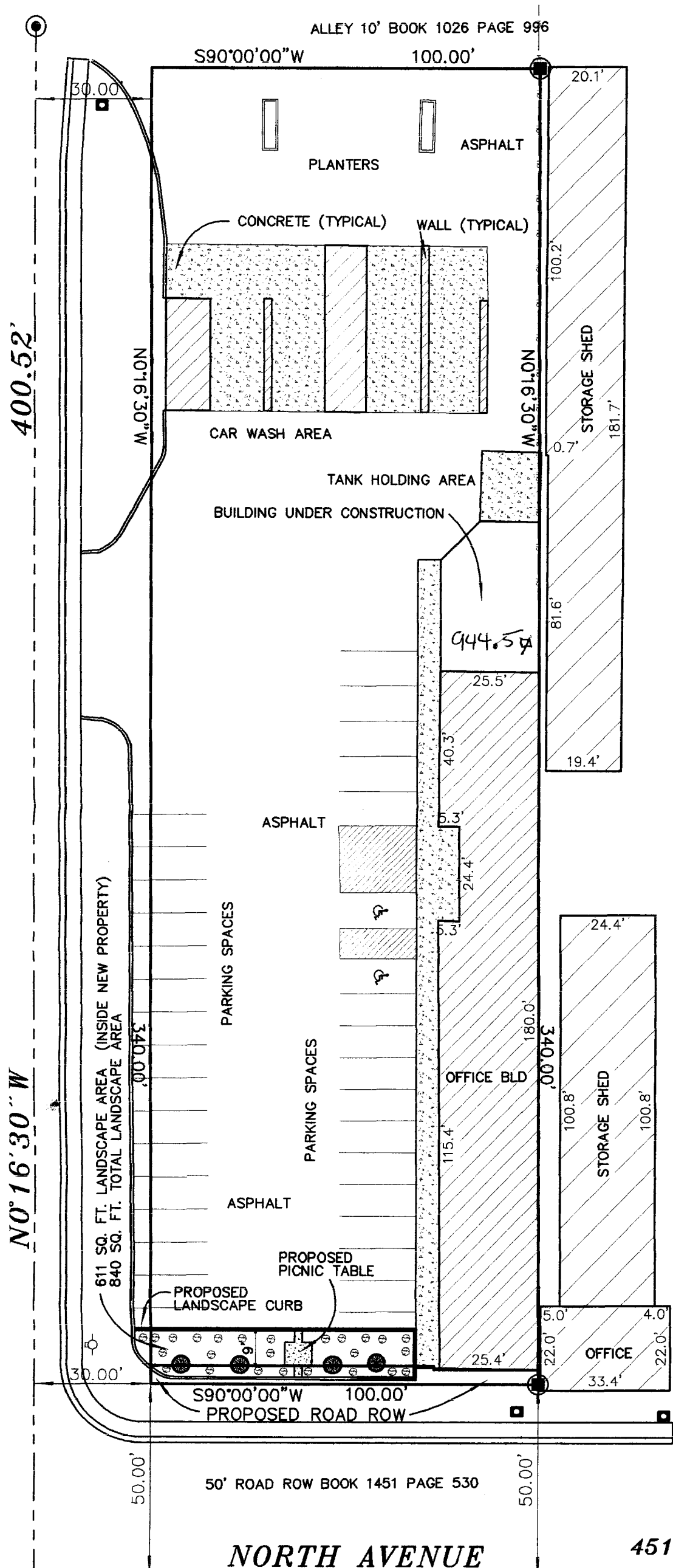
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 4/6/07  
 Department Approval [Signature] Date 4/6/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO. <u>perm 105031 -</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/6/07</u> <u>4399</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)



**LEGAL DESCRIPTION:**

Covering the land in the State of Colorado, County of Described as:

Beginning at a point 420 feet East of the Southwest c Township 1 South, Range 1 West of the Ute Meridian; 1 feet; thence East 100 feet; thence South 400 feet; th to the point of Beginning. EXCEPT the North 10 feet g of Grand Junction a Municipal Corporation in Deed reco 1974 in Book 1026 at page 996 AND EXCEPT the Sout to The City of Grand Junction a Municipal Corporation : March 5, 1984 in Book 1481 at page 530.

**Major or Minor Site Plan Approval**

Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed satisfied or settled by the applicant to the satisfaction of the under- signed, this Site Plan was approved on April 6, 2007.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on October 6, 2007.

Executed by:

C. Gage Hall Associate Planner 4/6/07  
Name and Title Date

Community Development Department  
City of Grand Junction, Colorado

**LANDSCAPE**

FOR: JEFF

SITUATED IN THE SW 1/4 SW 1/4 SE 202 AND 216

CLIENT: WILLIAMS JOB #: 200606  
DATE: 03/20/07 DRAWING NAME:

**POLARIS SU**

PATRICK W. CLICK P.L.S.

*Kenneth Fischer 4/6/07*  
City Development Engineer