

Planning \$ <u>N/A</u>	Drainage <u>\$ 142.00</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

.DG PERMIT NO.
FILE # <u>CUP-2007-175</u>

## 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 2247 1/2 BROADWAY  
 SUBDIVISION LIPSON SUBDIVISION  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1  
 OWNER LIPSON<sup>III</sup> PROPERTIES  
 ADDRESS 2247 1/2 BROADWAY  
 CITY/STATE/ZIP GRAND JCT., CO 81503  
 APPLICANT ROB ROWLANDS  
 ADDRESS 917 MAIN ST  
 CITY/STATE/ZIP GRAND JCT., CO 81501  
 TELEPHONE 241-1903

TAX SCHEDULE NO. 2945-073-00-013  
 SQ. FT. OF EXISTING BLDG(S) 14,200  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~14,200~~ 1297  
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) COMMERCIAL  
 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT  
SINGLE BAY AUTOMATIC 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 <u>B-1, NEIGHBORHOOD BUSINESS</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>10'</u> from PL REAR: <u>15'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u> <u>FREE-STANDING SIGN FOR CONVENIENCE STORE - IT REQUIRED TO BE REMOVED PRIOR TO</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>SEE SITE PLAN</u> SPECIAL CONDITIONS: <u>PER APPROVED</u> <u>CONDITIONAL USE PERMIT AND SITE PLAN</u> <u>BY PLANNING COMMISSION. EXISTING</u>
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*CERTIFICATE OF OCCUPANCY FOR CAR WASH FACILITY.*  
 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 6/4/07  
 Department Approval [Signature] Date 5-8-08

**PAID**  
 AUG 05 2008

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21157</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/5/08</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)