

Planning \$ <u>PdW/SPR</u>	Drawing \$ <u> </u>
TCP \$ <u>968</u>	School Impact \$ <u> </u>
Inspection \$ <u> </u>	

Bldg Permit No.
File # <u>SPR-2008-316</u>

118408-4268

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS <u>2884 North ave</u>	TAX SCHEDULE NO. <u>2943 074 CO 110</u>
SUBDIVISION <u> </u>	SQ. FT. OF EXISTING BLDG(S) <u>2584 sq ft</u>
FILING <u> </u> BLK <u> </u> LOT <u> </u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>3360 sq ft</u>

OWNER <u>BLG LLC (Berry-Lewis-Gist)</u>	MULTI-FAMILY:
ADDRESS <u>2884 North Ave</u>	NO. OF DWELLING UNITS: BEFORE <u> </u> AFTER <u> </u>
CITY/STATE/ZIP <u>Grd Jct Colo 81501</u>	CONSTRUCTION
	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>2</u>
	CONSTRUCTION

APPLICANT <u>Ron Berry</u>	USE OF ALL EXISTING BLDG(S) <u>CAR WASH</u>
ADDRESS <u>510 melody lane</u>	DESCRIPTION OF WORK & INTENDED USE: <u> </u>

CITY/STATE/ZIP <u>Grand Jct Colo 81501</u>	PAID <u>storage no water usage or sewer or elec</u>
TELEPHONE <u>970 250 0426</u>	<u>OCT 28 2008</u>

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 <u> </u>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>None</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <u> </u> NO <u>X</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u> </u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 <u>Ron Berry</u>	Date <u>10-3-08</u>
Planning Approval <u>Kirsten [Signature]</u>	Date <u>10/28/08</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>Orce</u>	Date <u>10-28-08</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)