

Planning \$ <u>10.00</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>N/A</u>	

Bldg Permit No.
File # <u>N/A</u>

#3853-0

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 1105 N. 1st St.

TAX SCHEDULE NO. 2945-104-00-055

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) approx 1,680

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 200

OWNER COPPERS PLACE, LLC

MULTI-FAMILY: N/A
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 580 35 ROAD

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

CITY/STATE/ZIP CLIFTON, CO 81520-9105

USE OF ALL EXISTING BLDG(S) Auto Sales Offices

APPLICANT DELTA CONSULTANTS

DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT

ADDRESS 1343 SOUTH GARFIELD AVE

PRE-FAB STRUCTURE TO HOUSE EQUIPMENT TO

CITY/STATE/ZIP LOVELAND, COLORADO 80537

TREAT CONTAMINATED GROUND WATER AND

TELEPHONE DEREK KOSSO 970-292-1880

DISCHARGE TO SEWER SYSTEM. TO BE REMOVED

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

IN approx. 4 YEARS.

ZONE C-1

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

accuracy structure:
 SETBACKS: FRONT: 25 from Property Line (PL) or

PARKING REQUIREMENT: No space requirement

from center of ROW, whichever is greater

SIDE: 0 from PL REAR: 10 from PL

FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO

MAX. HEIGHT 40'

Permit Required: Yes

MAX. COVERAGE OF LOT BY STRUCTURES N/A

SPECIAL CONDITIONS: Parking stall & aisle design must

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).

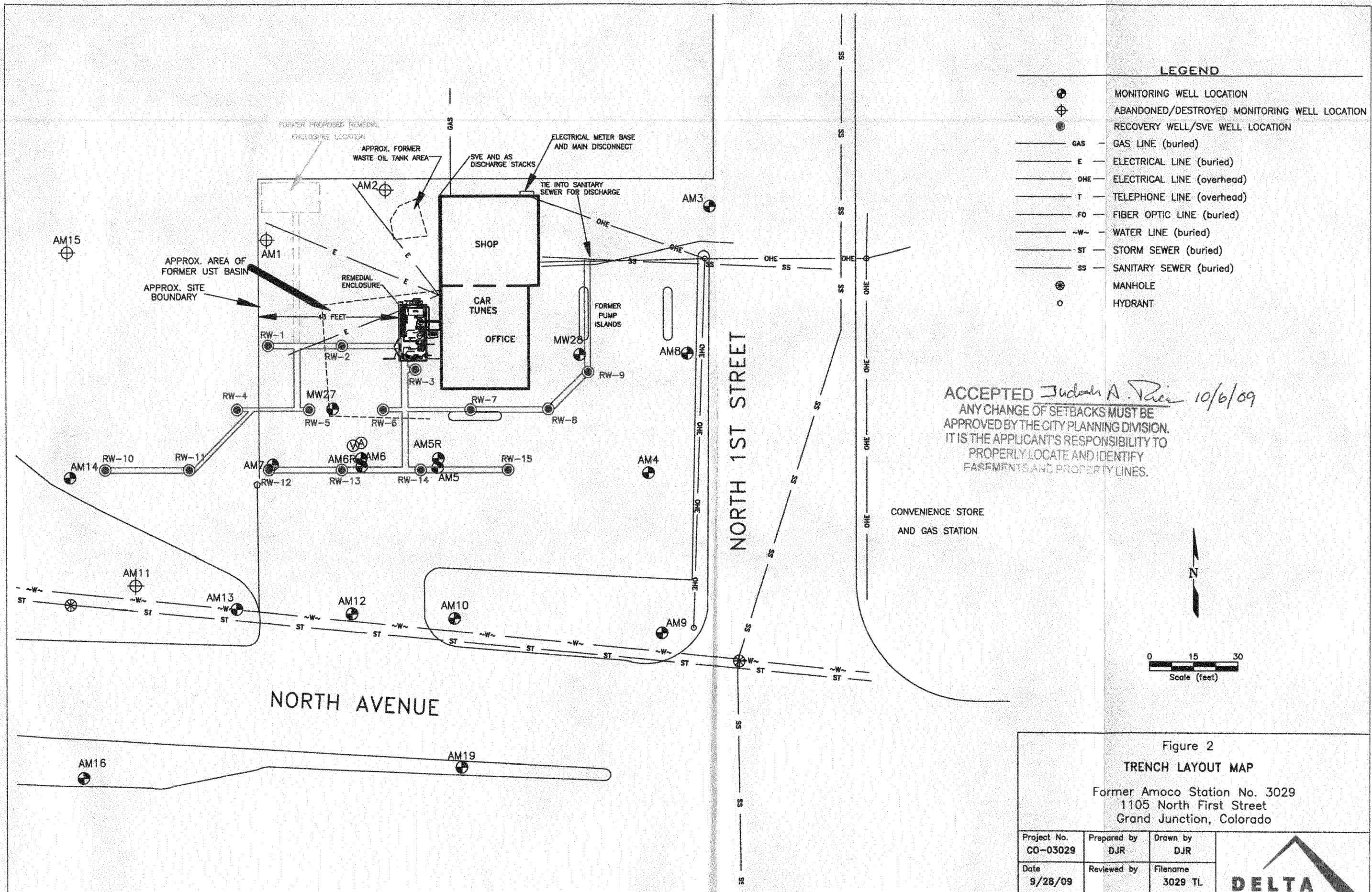
Applicant's Signature [Signature] Date 10/7/09

Planning Approval Judith A. [Signature] Date 10/6/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>10-7-09</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)



LEGEND

- ⊕ MONITORING WELL LOCATION
- ⊕ ABANDONED/DESTROYED MONITORING WELL LOCATION
- RECOVERY WELL/SVE WELL LOCATION
- GAS — GAS LINE (buried)
- E — ELECTRICAL LINE (buried)
- OHE — ELECTRICAL LINE (overhead)
- T — TELEPHONE LINE (overhead)
- FO — FIBER OPTIC LINE (buried)
- W — WATER LINE (buried)
- ST — STORM SEWER (buried)
- SS — SANITARY SEWER (buried)
- ⊗ MANHOLE
- HYDRANT

ACCEPTED *Judith A. Rice* 10/6/09
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

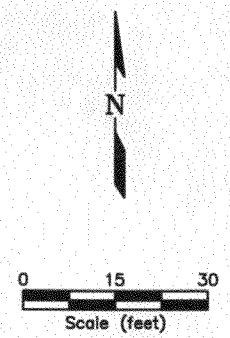


Figure 2
TRENCH LAYOUT MAP
 Former Amoco Station No. 3029
 1105 North First Street
 Grand Junction, Colorado

Project No. CO-03029	Prepared by DJR	Drawn by DJR
Date 9/28/09	Reviewed by	Filename 3029 TL

