

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>\$1,452<sup>00</sup></u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Bldg Permit No.
File # <u>MSP-2009-125</u>

Ref # 65164-1

### PLANNING CLEARANCE

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

#### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 596 23 1/2 Rd.

TAX SCHEDULE NO. 2945-081-00-113

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) 6250

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS n/a

OWNER REDLANDS PARKWAY, LLC

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

ADDRESS P.O. Box 4230

CITY/STATE/ZIP GRAND JUNCTION CO 81503

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

APPLICANT TOY 24-U & ENERGY SERVICES

USE OF ALL EXISTING BLDG(S) BAYS, OFFICES, RETAIL  
 CHANGE OF USE → Rental Retail Business  
 CHANGE OF BUSINESS → Bar  
DESCRIPTION OF WORK & INTENDED USE: RENTAL

ADDRESS 596 23 1/2 Road

CITY/STATE/ZIP GRAND JUNCTION CO 81503

TELEPHONE MILES WATSON 216-6399

BUSINESS & TRUCK REPAIR & MAINTENANCE. #  
NO REMODEL PROPOSED AT THIS TIME.

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> <u>EXISTING: MUST MAINTAIN HEALTHY</u>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 New spaces</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input checked="" type="checkbox"/> NO _____ <u>COMPLETED 12/10/08</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>NO USE OF UNDEVELOPED</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	<u>AREA ALLOWED; NO STORAGE IN FRONT YARDS</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).

X Applicant's Signature Miles Watson Date 6/19/09  
Planning Approval Judith A. Davis Date 6/18/2009

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>None per DO</u>
Utility Accounting			Date <u>6-19-09</u> <u>12 employees</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)