

Planning \$ <u>50<sup>00</sup> PAID</u>	Drai. \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>
Inspection \$ <u>NA</u>	

Bldg Permit No.
File # <u>MSP-2010-055</u>

11831-0

### PLANNING CLEARANCE

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

#### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2692 Highway 50  
 SUBDIVISION AREA 18 MULTI USE  
LOT 2 MESA PLAZA  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-261-29-002  
 SQ. FT. OF EXISTING BLDG(S) 20286 TLE SFT  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 200 SFT

OWNER Jerry and Kathy Harris  
 ADDRESS 3421 D ROAD  
 CITY/STATE/ZIP Palisade, CO 81526

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3  
 CONSTRUCTION

APPLICANT WESTERN Slope ICE, LLC  
 ADDRESS 2027 CR 245  
 CITY/STATE/ZIP New Castle, CO 81647  
 TELEPHONE 970-309-9196

USE OF ALL EXISTING BLDG(S) Retail Sale & Restaurants  
 DESCRIPTION OF WORK & INTENDED USE: INSTALL AND OPERATE A FREE STANDING ICE & WATER VENDING MACHINE

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 _____ NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Provided in Shopping Ctr</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>As per Site Plan see File MSP-2010-055</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.

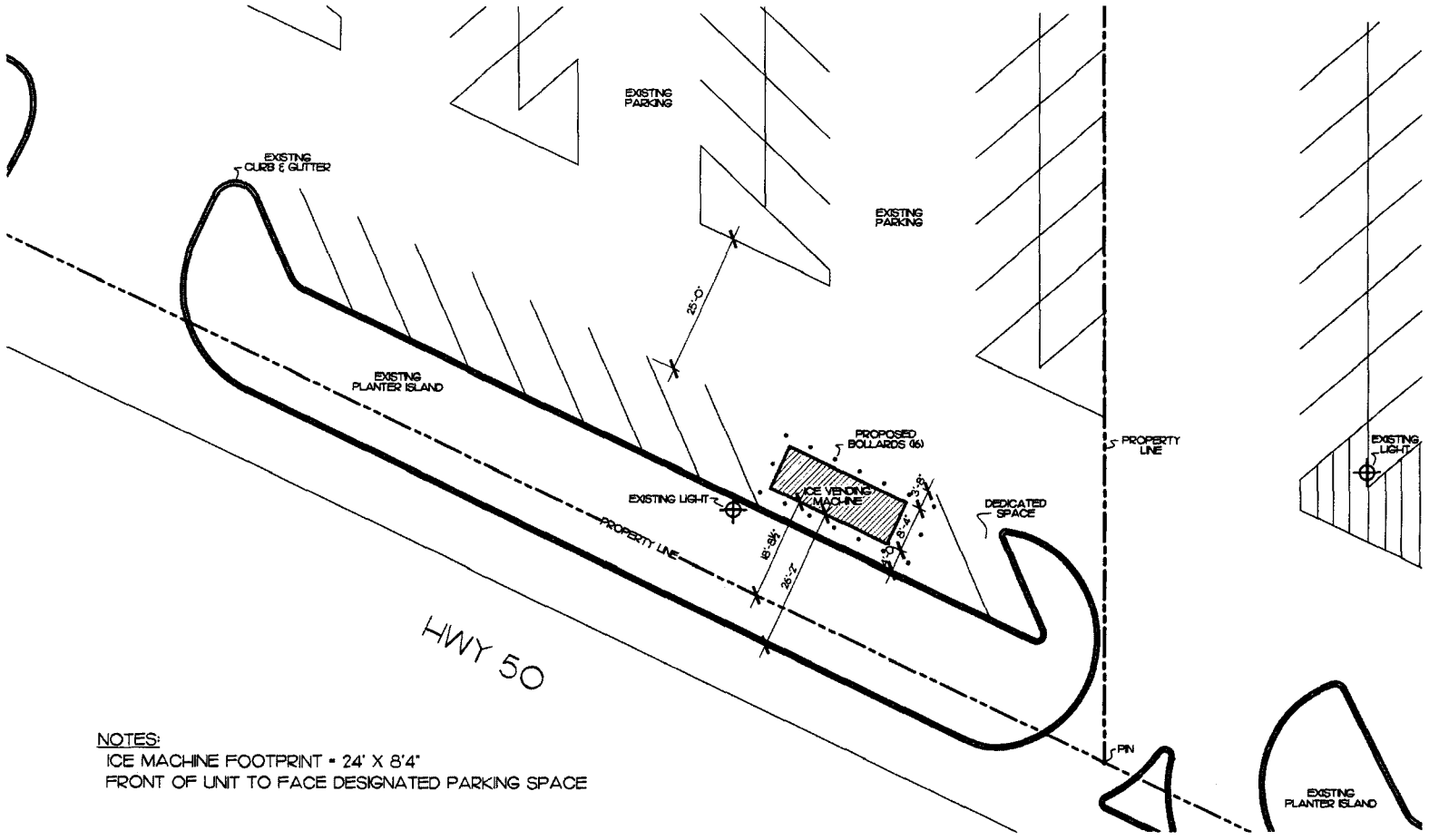
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature Thomas H. Sperry Date 5-10-2010  
 Planning Approval [Signature] Date JUNE 18, 2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No sewer hook
Utility Accounting	<u>[Signature]</u>		Date <u>6/11/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

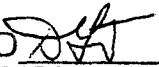
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

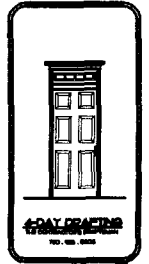


NOTES:  
 ICE MACHINE FOOTPRINT - 24' X 8'4"  
 FRONT OF UNIT TO FACE DESIGNATED PARKING SPACE

 **SITE PLAN &  
 COVER SHEET**  
 NOT TO SCALE

2692 HWY 50  
 FILE NO: MSP-2010-055  
 PROPERTY OWNERS: JERRY & KATHY HARRIS  
 DEVELOPER: THOMAS H SLAPPEY 970-309-9196

ACCEPTED  8 JUN 10  
 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 ENCUMBRANCES.



ICE VENDING MACHINE  
 FOR THOMAS H. SLAPPEY  
 GRAND JUNCTION, COLORADO

2692 HWY 50

OWNER: DAVID WATSON

DATE: JAN 7, 2010

**A1**

SITE PLAN &  
 COVER SHEET