

DEFERRED Fees

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>450-</u>	

Bldg Permit No.
File # <u>SPR-2009-079</u>

ZONING APPROVAL

**PLANNING CLEARANCE**

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

BUILDING ADDRESS 1210 NORTH AVE  
 SUBDIVISION GRAND VIEW  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

TAX SCHEDULE NO. 2945-123-00-087  
 SQ. FT. OF EXISTING BLDG(S) 1,048  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 14/A

OWNER SABRE' LEKH, LLC  
 ADDRESS 2332 W. RIDGES BLVD  
 CITY/STATE/ZIP GRAND JCT., CO 81507

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

APPLICANT ROB ROWLANDS  
 ADDRESS 917 MAIN ST  
 CITY/STATE/ZIP GRAND JCT., CO 81501  
 TELEPHONE 3491-1903

USE OF ALL EXISTING BLDG(S) VACANT GAS/SERVICE  
 STATUS  
 DESCRIPTION OF WORK & INTENDED USE: RENOVATE  
<sup>2/11/2009</sup> EXIST. BLDG FOR LOW VOLUME RETAIL  
<sup>2/11/2009</sup>

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	PARKING REQUIREMENT: <u>8 spaces per plan</u>
MAX. HEIGHT <u>40'</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	SPECIAL CONDITIONS: <u>Must have City Planning Staff</u> <u>Inspection of Landscaping &amp; other Improvements</u> <u>BEFORE C.O. sign off. Call 244-1430 or 256-4138</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 207, 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 2/13/09  
 Planning Approval Judith A. [Signature] Date 6/15/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21422</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/15/09</u>

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