

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File # <u>None</u>

PLANNING CLEARANCE

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

BUILDING ADDRESS 1101 Winters Ave
 SUBDIVISION Winters Ave Industrial Park
 FILING _____ BLK _____ LOT 1

TAX SCHEDULE NO. 2945-231-18-006
 SQ. FT. OF EXISTING BLDG(S) 59,500 SF
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1750 SF

OWNER Jim Mcconall
 ADDRESS 640 Round Hill Dr.
 CITY/STATE/ZIP C.J. CO, 81506

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT John Ray
 ADDRESS 2706 Unawep Ave
 CITY/STATE/ZIP Grand Junction, CO
 TELEPHONE 260-7106

USE OF ALL EXISTING BLDG(S) _____
 DESCRIPTION OF WORK & INTENDED USE: adding 3 drivethrough bays - move wall out to add 1750 SF to building

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-2</u> 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 MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES <u>RB</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/> SPECIAL CONDITIONS: <u>1 tree i 2 shrubs added to existing area</u>
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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 John Ray Date 1-30-09
 Planning Approval Shyleen Henderson Date 1-30-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer/water charge</u>
Utility Accounting <u>Asme Be</u>	Date <u>1/30/09</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)