

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
IFP \$ <u>7,695.00</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>450.00</u>	

Edg Permit No.
File # <u>CUP-2009-180</u>
<u>3255-0-</u>

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 1745 N. 1st Street
160 Hill Avenue

TAX SCHEDULE NO. 2945-142-13-014+007

SUBDIVISION Grand Junction

SQ. FT. OF EXISTING BLDG(S) 9,000

FILING _____ BLK 33 LOT 13+14
15-24

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER Fuoco Investments, LLC

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

ADDRESS 741 N. 1st Street

CITY/STATE/ZIP Grand Junction, CO 81501

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

APPLICANT SAME AS OWNER

USE OF ALL EXISTING BLDG(S) Card dealership/shop

ADDRESS _____

DESCRIPTION OF WORK & INTENDED USE: Landscaping,
grading + surfacing of parking
lot

CITY/STATE/ZIP _____

TELEPHONE 242-1571

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, LIGHT COMMERCIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
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>SEE SITE PLAN</u>
MAX. HEIGHT <u>40'</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	SPECIAL CONDITIONS: <u>PER APPROVED CONSTRUCTION USE</u> <u>PERMITS BY PLANNING COMMISSION AND</u> <u>SITE PLAN DATED 3-23-10.</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 a Professional Engineer 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 5/26/09
 Planning Approval [Signature] Date 3/26/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>4-2-10</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)