

Planning \$ \emptyset	Drainage \$ 680
TCP \$ 6583	School Impact \$ N/A
Inspection \$ 450	

Bldg Permit No.
File # SPR-2010-045

Existing Acct. 3306-0

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

Storefront addition
only NO sewer

BUILDING ADDRESS 922 N 1st St
 SUBDIVISION CITY OF GRAND JUNCTION
 FILING BLK 12 LOT 1-12

TAX SCHEDULE NO. 2945-142-12-003, 014, 016, 018
 SQ. FT. OF EXISTING BLDG(S) 6,757
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2,525

OWNER Stonhill LLC
 ADDRESS 410 Saddle Ct
 CITY/STATE/ZIP Grand Junction, CO 81507

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

APPLICANT (owner)
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 245-4128

USE OF ALL EXISTING BLDG(S) Liquor Store
 DESCRIPTION OF WORK & INTENDED USE: Liquor retail and storage

PAID
JUN 08 2010
TB

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	PARKING REQUIREMENT: <u>1/300 \emptyset RETAIL</u>
SIDE: _____ from PL REAR: <u>\emptyset</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED PLANS</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 Carlene Stone Date 4-15-10
 Planning Approval [Signature] Date 6/4/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>6/8/10</u>

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