

PCN-2010-466

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|--------------------------|--|
| Planning \$ <u>0</u>     | Drain \$ <u>175</u>                                      |
| TCP \$ <u>4533</u>       | School Impact \$   |
| Inspection \$ <u>450</u> | UNDERGROUND UTILITIES: <del>XXXX</del><br>\$ <u>3206</u> |

|                            |
|----------------------------|
| ldg Permit No.             |
| File # <u>SPV-2010-195</u> |

140 S. 17th St

### PLANNING CLEARANCE

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

#### Grand Junction Public Works & Planning Department

BUILDING ADDRESS SE CORNER 17th & MAIN  
 SUBDIVISION EAST MAIN ST. ADDITION  
 FILING \_\_\_\_\_ BLK 6 LOT 1-3

TAX SCHEDULE NO. 2945-133-16-001 Hrvu003  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2320

OWNER C&F FOOD STORES, INC.  
 ADDRESS 1649 MAIN ST.  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501

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

APPLICANT AUSTIN CIVIL GROUP INC  
 ADDRESS 336 MAIN ST. STE 203  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501  
 TELEPHONE 970-242-7540

USE OF ALL EXISTING BLDG(S) Office - C&F Food Admin  
4 Employees  
 DESCRIPTION OF WORK & INTENDED USE:  
NEW OFFICE AND ASSOCIATED  
SITE IMPROVEMENTS

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-2</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>6</u>  |
| SIDE: <u>0</u> from PL REAR: <u>10</u> from PL   | FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| MAX. HEIGHT <u>40'</u>   | SPECIAL CONDITIONS: _____  |
| 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 [Signature] Date 10-7-10  
 Planning Approval [Signature] Date 11/18/10

|  |                      |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>21803</u> |
| Utility Accounting <u>[Signature]</u>  | Date <u>11-18-10</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)