

Planning \$ <u>10</u>	Drainage \$ <u>0</u>
TCP \$ <u>13,485</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Idg Permit No. \_\_\_\_\_  
 File # SPR-2010-095

*Deferred Fees*

ZONING   
**FEES DEFERRED**

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

BUILDING ADDRESS 510 28<sup>3</sup>/<sub>4</sub> Road  
 SUBDIVISION Plaza on North Avenue  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 6  
 OWNER Inand Out, LLC.  
 ADDRESS 815 25 Road  
 CITY/STATE/ZIP Grand Jct. CO 81503  
 APPLICANT See Owner  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

TAX SCHEDULE NO. 2943-074-69-006  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 11,700  
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) N.A.  
 DESCRIPTION OF WORK & INTENDED USE: Retail/office

*NO*

*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 _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>See approved plan</u>
MAX. HEIGHT <u>See approved plan</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES <u>See approved plan</u>	SPECIAL CONDITIONS: <u>See approved plan - SPR-2010-095</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 8.3.10  
 Planning Approval [Signature] Date 8.3.10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21734</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/3/10</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) (Gold/gray: Utility Accounting)