

PCN-2010-440

Planning \$ Pd.	Drain \$ 2,614.00
TCP \$ 781.00	School Impact \$ N/A
Inspection \$ w/subdivision	

ldg Permit No.
File # SPR-2010-107

PLANNING CLEARANCE

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

BUILDING ADDRESS FDD 2565 American Way TAX SCHEDULE NO. 2945-151-49-001
 SUBDIVISION American Subdivision SQ. FT. OF EXISTING BLDG(S) 0
 FILING _____ BLK _____ LOT 4 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 18,560
 OWNER American Furniture Warehouse MULTI-FAMILY:
 ADDRESS 8820 American Way NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP Englewood, CO 80112 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 APPLICANT Above (Abbey Carpet occupant) USE OF ALL EXISTING BLDG(S) _____
 ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: _____
 CITY/STATE/ZIP _____ Showroom/Warehouse Building
 TELEPHONE 303-859-3150 and 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 C-1 LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 SETBACKS: FRONT: 15' from Property Line (PL) or _____
 from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL PARKING REQUIREMENT: 30
 MAX. HEIGHT 40' FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO X
 MAX. COVERAGE OF LOT BY STRUCTURES N/A SPECIAL CONDITIONS: No C.O. until Subdivision
plat is recorded + all site work complete

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 11-10-10
 Planning Approval [Signature] Date Nov. 10, 2010

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21810</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-30-10</u>

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

(White: Plannina) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



PUBLIC WORKS & PLANNING

November 10, 2010

Mr. Thomas A. Logue
537 Fruitwood Drive
Grand Junction, CO 81504

RE: (Revised) CONDITIONED LETTER OF APPROVAL FOR: Abbey Carpet
Relocation

FILE #SPR-2010-107

Dear Mr. Logue:

As the representative for the new Abbey Carpet building, I am writing to inform you that City staff has reviewed your response to our comments and have found them to be compliant with Section 21.02.070 of the Grand Junction Municipal Code. This approval is conditioned upon the following remaining items. All fees are due and payable to the City of Grand Junction when the Planning Clearance is issued.

- € The TCP fee for this project is \$781.00.
- € The inspection fee will be done through the subdivision process.
- € The utility undergrounding fee will be associated with the subdivision process.
- € The drainage fee is \$2,614.00.
- € The Planning Commission considered your request for a Conditional Use Permit to place the permanent outdoor display area in the front yard setback last night; it was approved on the Consent Agenda.
- € Please provide us with a set of Final Plans showing the approved display area on the site plan, on reproducible copy. Landscaping Plans are considered part of the final construction drawings. Have the Fire Department sign the plans first; we will then sign the plans. After signatures, we will need three (3) sets of the copied plans for our files.
- € If you can provide a copy of the signed plans in a digital format, (and it would be greatly appreciated) then only 2 sets of signed drawings will be required.

- € You will need an additional two (2) copies of the signed drawings to accompany your Planning Clearance to the Building Department to obtain your building permit.
- € The approval of this plan shall expire on the anniversary date, one (1) year after, (November 8, 2011) except that the Director may extend the permit for up to 180 more days if the applicant proves he/she can complete the project in conformance with currently adopted codes and polices. If a building permit is obtained prior to expiration of the major site plan, the major site plan approval shall be valid for as long as the building permit remains valid.

Thank you for your cooperation. Should you have any additional questions regarding this project, please feel free to contact me at 256-4033.

Sincerely,

City of Grand Junction

Lori V. Bowers, Senior Planner
Public Works and Planning Department

cc: American Furniture Warehouse c/o Kevin Michalek