

Planning \$ <u>Pdwl App</u>	Drainage \$ <u>0</u>
TCP \$ <u>12,550.00</u>	School Impact \$ <u>0</u>
Inspection \$ <u>710<sup>00</sup></u>	Underground Util. - <u>9259.65</u>

Edg Permit No.
File # <u>SPR-2009-023</u>
<u>18643-0</u>

### PLANNING CLEARANCE

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

**Grand Junction Public Works & Planning Department** (w/ll change)

BUILDING ADDRESS 2948 E. RD ~~1111 W. CENTER ST. #2942 Rts~~

TAX SCHEDULE NO. 2943-053-00-075

SUBDIVISION MAVERIK 2 SUBDIVISION

SQ. FT. OF EXISTING BLDG(S) 0

FILING --- BLK --- LOT 1

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4377sf

OWNER Same ↓

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS \_\_\_\_\_

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 1  
CONSTRUCTION

CITY/STATE/ZIP \_\_\_\_\_

USE OF ALL EXISTING BLDG(S) RESIDENTIAL / ABANDONED

APPLICANT MAVERIK, INC

ADDRESS 880 W. CENTER ST.

DESCRIPTION OF WORK & INTENDED USE: CONSTRUCTION

CITY/STATE/ZIP NORTH SALT LAKE, UT 84054

OF 4200 Sq. Ft. CONVENIENCE STORE WITH

TELEPHONE 801-335-3851

FIVE FUEL DISPENSERS

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  NO

SETBACKS: FRONT: 15' from Property Line (PL) or  
\_\_\_\_\_ from center of ROW, whichever is greater

PARKING REQUIREMENT: Per Plan

SIDE: 0' from PL REAR: 10' from PL

FLOODPLAIN CERTIFICATE REQUIRED: YES  NO

MAX. HEIGHT 40'

SPECIAL CONDITIONS: \_\_\_\_\_

MAX. COVERAGE OF LOT BY STRUCTURES N/A

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 Don Tequist Date 12-22-08

Planning Approval Antonia Costello Date 8/25/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>rosewater note change</u>
Utility Accounting <u>o</u>			Date <u>8/31/10</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)