

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Bldg Permit No. \_\_\_\_\_  
 File # SPR-2009-201

24631-6

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

BUILDING ADDRESS 705 GLENWOOD  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER SAUJHEZ/ORTIZ, LLC  
 ADDRESS 10556 LABAO AVE.  
 CITY/STATE/ZIP CALADWORTH, CA 91311  
 APPLICANT ROB ROWLANDS  
 ADDRESS 917 MAIN ST  
 CITY/STATE/ZIP GRAND JCT, CO 81501  
 TELEPHONE 241-1903

TAX SCHEDULE NO. 2945-11-18-006  
 SQ. FT. OF EXISTING BLDG(S) 50  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) RESTAURANT/BAR  
 DESCRIPTION OF WORK & INTENDED USE: REMOVE/REINSTALL COFFEE SHACK

*Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>Per Plan</u> from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>Per Plan</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 03/22/10  
 Planning Approval [Signature] Date 3/22/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/22/10</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)

ACCEPTED *SLC 3/22/10*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY CONTAIN AND IDENTIFY EASEMENTS AND PROPERTY LINES.

B-1 (OFFICE)

REMOVE EXISTING CONC. SIDE  
INSTALL NEW CONC. DRIVE AC  
PER CITY OF GRAND JUNCTION  
SPECIFICATIONS

CONTACT CITY DEVELOPMENT  
PRIOR TO BEGINNING WORK.

B-1 (OFFICE)

DRIVE

W 6" CI

GLENWOOD AVENUE

78'-3<sup>3</sup>/<sub>4</sub>"

28'

S89°52'13"E 140.00'

OHE

0'-6"

19'-6<sup>3</sup>/<sub>8</sub>"

LS

70'

LS.

LS.

4 SP @ 9'=36'

LOW WALLS  
SEE DET. SHT.

*N 74° 51'*

W 6" AC

LS.

DRIVE-UP

LS.

LS.

COFFEE SHACK  
(80 SF)

14 SP. @ 9'=126'

AGE SIGN

G DRIVES  
BANDONED  
MOVED

LS.

12 SP. @ 9' = 108'

0'-6"

18'-6"

25'

6 SP. @ 9'=54'

18'-6"

18'-6"

25'

18'-1

N00°02'46"E 249.94'

9'

LS.