

Planning \$ <u>NA N/C</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>
Inspection \$ <u>—</u>	

Bldg Permit No.
File #

3871-0

PLANNING CLEARANCE

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

BUILDING ADDRESS <u>2513 Highway 6 + 50</u>	TAX SCHEDULE NO. <u>2945-103-00-075</u>
SUBDIVISION <u>AREA 15 MERCHAND (221215.00 CM)</u>	SQ. FT. OF EXISTING BLDG(S) <u>6000</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>200</u>

OWNER Patricia Lloyd
 ADDRESS 2660 Hemlock CT
 CITY/STATE/ZIP GRAND Junction, CO 81506

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT WESTERN SLOPE ICE, LLC
 ADDRESS 2027 CR 245
 CITY/STATE/ZIP New Castle, CO 81647
 TELEPHONE 970-309-9196

USE OF ALL EXISTING BLDG(S) Liquor Store
 DESCRIPTION OF WORK & INTENDED USE: Install + OPERATE A FREE STANDING ICE & WATER VENDING MACHINES

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

MAR 11 2010

ZONE <u>C-2</u> SETBACKS: FRONT: <u>15/25</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>RB</u> PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/> SPECIAL CONDITIONS: <u>MEET LOCAL CODES FOR OFF SITE MANUFACTURING + ANY CONTRACTOR INVOLVED MUST HAVE PROPER STATE + CITY LICENCES. PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS</u>
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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 Thomas W. Spring Date 1-14-2010
 Planning Approval Judith Reynolds Date 3/10/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>new water/sewer</u>
Utility Accounting	<u>Q m c</u>		Date <u>3/11/10</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)