

PCN-2010-444

Planning \$ Paid	Drai \$ 8,308.00
TCP \$ 399,229.63	School Impact \$ N/A
Inspection \$ w/subdivision	

3ldg Permit No.
File # SPN-2010-252

See letter not collected

3" WTR

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2571 Highway 6950

TAX SCHEDULE NO. 2945-151-09-005

SUBDIVISION American Subdivision

SQ. FT. OF EXISTING BLDG(S) 0

FILING _____ BLK _____ LOT one

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 153,069

OWNER American Furniture Warehouse Co

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION

ADDRESS 8820 American Way

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____ CONSTRUCTION

CITY/STATE/ZIP Englewood CO 80112

USE OF ALL EXISTING BLDG(S) _____

APPLICANT Above

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS _____

New Construction, Furniture Warehouse

CITY/STATE/ZIP _____

TELEPHONE 303-799-9044

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: 360

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

FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO

MAX. HEIGHT 40'

SPECIAL CONDITIONS: Big Box standards / No

MAX. COVERAGE OF LOT BY STRUCTURES N/A

C.O. until Subdivision Plat is filed.

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 _____	W/O No. <u>21811</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: Planning) (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: CONDITIONED LETTER OF APPROVAL FOR:
American Furniture Warehouse Site Plan Review

FILE #SPN-2010-252

Dear Mr. Logue:

As the representative for American Furniture Warehouse, 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.

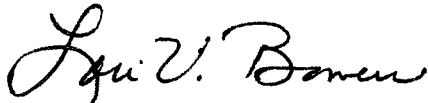
- € The TCP fee for this project is \$ \$399,229.63. It is acknowledged that the City has agreed to apply the TCP to construction of the connector street American Way. As long as the cost for the street portion of the DIA is larger than \$367,200 (which the current DIA shows substantially larger) this fee won't need to be paid.
- € 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 \$8,308.00.
- € Please provide us with a set of Final Plans 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.
- € All signs will require a separate sign clearance from a licensed sign contractor within the City, consistent with the approved sign package.
- € The approval of this plan shall expire on the anniversary date, one (1) year after, (November 10, 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
Sun King c/o Greg Motz