

Planning \$ <u>10.00</u>	Drainage \$ <u>/</u>
TCP \$ <u>/</u>	School Impact \$ <u>/</u>
Inspection \$ <u>/</u>	

Bldg Permit No.
File # <u>SPR-2010-097</u>

## PLANNING CLEARANCE

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

SE BASE ROCK ST + Hwy 6 + 50  
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2569 Hwy 6 + 50  
 SUBDIVISION Gregg II Minor  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2

TAX SCHEDULE NO. 2945-151-19-005  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

OWNER American Furniture Warehouse  
 ADDRESS 8820 American Way  
 CITY/STATE/ZIP Englewood, CO 80112

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

APPLICANT Sum King Mgmt. Co. P  
 ADDRESS PO Box 3299  
 CITY/STATE/ZIP G.J., CO 81502  
 TELEPHONE 303-799-9044

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE: Foundation only

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-1</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____ SPECIAL CONDITIONS: <u>* See approved site plan for File SPR-2010-097</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 [Signature] Date 8-6-10  
 Planning Approval [Signature] Date 8-6-2010

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>Foundation only will pay PIP w/ Building</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/6/10</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)