

Planning \$	N/A	Drain \$	N/A
TCP \$	1,773.00	School Impact \$	N/A
Inspection \$	N/A		

ldg Permit No.
File # MSP-2010-057

#55270-0

PLANNING CLEARANCE

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

BUILDING ADDRESS 2546 RIMROCK AVE #100 TAX SCHEDULE NO. 2945-103-37-015
SUBDIVISION REMBROCK MARKETPLACE 3 SQ. FT. OF EXISTING BLDG(S) N/A
FILING _____ BLK 2 LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER THE GRAND JUNCTION DEV, LLC MULTI-FAMILY:
ADDRESS 2127 INNERBELT BUSINESS CTR NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CITY/STATE/ZIP ST. LOUIS, MO 63114 CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

APPLICANT JOHN CASSITY USE OF ALL EXISTING BLDG(S) RETAIL CENTER
ADDRESS P.O. BOX 4348 DESCRIPTION OF WORK & INTENDED USE:
CITY/STATE/ZIP GRAND JUNCTION, CO 81502 CONSTRUCT DRIVE-THRU RESTAURANT
TELEPHONE 303 817-8227 WINDOW AND LAWN

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, LIGHT COMMERCIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>SEE SITE PLAN</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	<u>PLAN DATED 5-20-10.</u>

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 5/5/10
Planning Approval [Signature] Date 5-24-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>5/27/10</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)