



**Non-Residential, Mixed-Use Buildings or Multi-Family Residential  
Planning Clearance**

PC No: \_\_\_\_\_

Date: \_\_\_\_\_

Building Address: \_\_\_\_\_

Business Name: \_\_\_\_\_

Parcel No: \_\_\_\_\_

NAICS Code: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone(s): \_\_\_\_\_

**BUSINESS OWNER INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone(s): \_\_\_\_\_

**APPLICANT/CONTRACTOR INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone(s): \_\_\_\_\_

**REQUIRED:** Three (3) copies of the information identified on the back of this form. Building Elevations may also be required.

Description of Work: \_\_\_\_\_

- NEW CONSTRUCTION
- ADDITION
- REMODEL
- TENANT FINISH
- CHANGE IN LAND USE
- SHED
- CHANGE IN LANDSCAPING/PARKING/LIGHTING
- CANOPY/AWNING
- OTHER

*I hereby acknowledge that I have read this application and the information is correct under penalty of perjury. 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 buildings.*

**Applicant Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Fruita Community Development Department. The structure authorized by the application cannot be occupied until a final inspection has been completed by the Mesa County Building Department and the City of Fruita and a Certificate of Occupancy is issued. This Planning Clearance is valid for one year.

**Special Conditions: Maintain drainage, keep construction site clean and weeds cut. Dust mediation and erosion measures must be in place.**

Planning Clearance Fee –\$50.00 .....	\$ 50.00
Use Tax Fee – 3% of estimated cost of materials .....	\$ _____
Sewer Tap Fee .....	\$ _____
Sewer Recapture Fee .....	\$ _____
Irrigation Tap Fee .....	\$ _____
Chip Seal\$_____ Transp. Imp.\$_____, Open Space\$_____, Drainage\$_____, School Land\$_____	
DEVELOPMENT FEES DUE .....	\$ _____
<b>TOTAL AMOUNT DUE</b> .....	<b>\$ _____</b>

Public Works Approval \_\_\_\_\_ Date: \_\_\_\_\_

Engineering Approval \_\_\_\_\_ Date: \_\_\_\_\_

Community Development Approval \_\_\_\_\_ Date: \_\_\_\_\_

NOTES: \_\_\_\_\_



**Fruita Community Development Department**

325 E. Aspen Street

Fruita, CO 81521

(970) 858-0786

***Drawing Standards***

**Site Plan**

- Provide scale, orientation and north arrow
- Scale: 1" = 20', 30', 40', or 50'
- Dimension and label all existing and proposed features
- Site boundary and adjacent property lines, land use and zoning
- Total site acreage and proposed land use breakdown
- All existing and proposed easements, streets, rights-of-way and driveways
- Identify utility vendors to the site
- Identify existing and proposed utilities including fire hydrants, meters and service taps
- Show existing and proposed drainage inlets, pipes, channels and manholes
- Top and toe of slopes for retention / detention basins or other embankments
- Traffic ingress, egress, traffic flow patterns and traffic control features including bicycle and pedestrian traffic, clear site triangles at intersections
- All paving and concrete walks, pads, ramps, wheel stops. Building footprint, roof line, exterior doorways and roof drain location
- Parking areas, striping stalls, lighting
- Loading areas and outdoor storage areas
- Areas to be graveled and landscaped
- Street names
- Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes
- Miscellaneous structures, fences, walls, group mail boxes, etc
- When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries and show truck turning radii on the plan to show adequacy of entry / exit and on-site design
- Show access points and street improvements for 200 feet offsite adjacent to the site's access points
- Space for approval signature by City Development Engineer and Community Development Director with date and title
- Indicate Building Height

**Building Elevations:** Development in the CMU, DMU, TC & GC zones have specific architectural requirements. Development in these zones must include building elevations as part of the Planning Clearance application. See sections 17.11.030 & 17.11.040 of the Fruita Land Use Code for information on specific architectural requirements in these zones.

**Tenant Finish/Interior Remodel**

- Floor plan showing all restroom/kitchen facilities, grease trap if applicable, plumbing fixtures and electrical.