



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

PC No: _____

Date: _____

Building Address: _____
 Business Name: _____
 Parcel No: _____
 NAICS Code: _____

Name: _____
 Address: _____
 City/State/Zip: _____
 Phone(s): _____

BUSINESS OWNER INFORMATION

Name: _____
 Address: _____
 City/State/Zip: _____
 Phone(s): _____
 E-mail: _____

PROPERTY OWNER INFORMATION

APPLICANT/CONTRACTOR INFORMATION

Name: _____
 Address: _____
 City/State/Zip: _____
 Phone(s): _____
 E-mail: _____

REQUIRED: Three (3) copies of a Site Plan showing the information identified on the back of this form. Building elevations and/or a floor plan also may be required.

Description of Work: _____

- NEW CONSTRUCTION TENANT FINISH ADDITION REMODEL EXTERNAL REMODEL SHED
 CHANGE IN LANDSCAPING/PARKING/LIGHTING CANOPY/AWNING CHANGE IN LAND USE 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. This Planning Clearance is valid for one year.

Maintain drainage. Keep construction site clean and weeds cut. Dust and erosion must be controlled.

Planning Clearance Fee –\$50.00	\$ 50.00
Use Tax Fee – 3% of estimated cost of materials	\$ _____
Sewer Tap Fee	\$ _____
Recapture Fee	\$ _____
Irrigation Tap Fee	\$ _____
Impact Fees: C/S\$ _____ TIF\$ _____, POST\$ _____, DIF\$ _____, SLD\$ _____	\$ _____
TOTAL AMOUNT DUE	\$ _____

Lower Valley Fire Approval _____ Date: _____
 Public Works Approval _____ Date: _____
 Engineering Approval _____ Date: _____
 Community Development Approval _____ Date: _____

Notes: _____



Fruita Community Development Department

325 East Aspen Avenue

Fruita, CO 81521

(970) 858-0786

Please call or email if you have any questions or need more information.

Site Plan - Show all the following information on the required site plan, as applicable:

- Provide scale 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
- Existing and proposed utilities including fire hydrants, meters and service taps
- 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
- Access points and street improvements for 200 feet offsite adjacent to the site's access points
- Identify 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 - For development which changes plumbing or development which creates different wastes to the public sewer system, provide a floor plan showing all plumbing fixtures including things such as a grease trap.