

DATE SUBMITTED: 4-21-89

PERMIT # 32812

FEE \$70.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 200 Reed

SQ. FT. OF BLDG: 62,000

SUBDIVISION: _____

SQ. FT. OF LOT: 4.1 ACRE

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: NA

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-143-12-941

NA

PROPERTY OWNER: City Market INC

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 105 West Colo

NA

PHONE: 241-0750

DESCRIPTION OF WORK AND INTENDED USE: _____

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

grocery store

FOR OFFICE USE ONLY

NE: B-3

FLOODPLAIN: YES _____ NO

SETBACKS: F 65' S 0' R 0'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 1

PARKING SPACES REQ'D: 240

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: AS SHOWN ON REVERSED LANDSCAPE PLAN

SPECIAL CONDITIONS: AS PER ATTACHED LETTER 4/24/89

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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 SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4-21-89

APPROVED BY: Linda Watzel AS Per KGM

Marc W. Hansen
SIGNATURE
City Market Inc



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

April 25, 1989

Mr. John L. Caldwell
Director of Real Estate
City Market, Inc.
Box 729
Grand Junction, CO 81502

Dear Mr. Caldwell:

The plans for the downtown City Market store, #32, are accepted and meet all zoning requirements of the City of Grand Junction Zoning and Development Code. A planning clearance for a building permit was issued today to Mark Hennesy.

Approval of these plans is conditioned upon your letter of response made to James Shanks and dated April 24, 1989. This point was noted on the planning clearance.

Sincerely,

A handwritten signature in cursive script, reading "Karl G. Metzner".

Karl G. Metzner
Director of Planning

KGM/tt