

FEE \$ 5.00

BLDG PERMIT NO. 50215

PLANNING CLEARANCE

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

4001-1980-03 0 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2692 Hwy 50. TAX SCHEDULE NO. 2945-261-922-002

SUBDIVISION Small Bldg SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1500 sq FT.

(1) OWNER Kansas City Life Ins. NO. OF DWELLING UNITS BEFORE: - AFTER: - CONSTRUCTION

(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 245-6411 Wakefield USE OF ALL EXISTING BLDGS Retail center

(2) APPLICANT LOPEZ Const. DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 2764 - Compass Pt. Int. Remodel (Subway Restaurant)

(2) TELEPHONE 243-2441 Approved Final Plan (in conformance)

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PB Landscaping / Screening Required: YES - NO -

SETBACKS: Front - from Property Line (PL) or Parking Req'mt -
- from center of ROW, whichever is greater

Side - from PL Rear - from PL

Special Conditions: As per File # 75-80

Maximum Height -

Maximum coverage of lot by structures - CENSUS TRACT 13 TRAFFIC ZONE 80

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 G.J. 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 10/18/94

Department Approval [Signature] Date 10/18/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - 3,36 EDU covers Sub Shop per Council R.

Utility Accounting Millie Fowler Date 10-18-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)