

FEE \$ PAID W/SPR
TCP \$ 0
DRAINAGE FEE \$ 0

BLDG PERMIT NO. 56865
FILE # SPR-96-107

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2701 FRD.

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS SEC PATTERSON - 29 Rd. TAX SCHEDULE NO. 2943-082-010,011,039

SUBDIVISION SAFEWAY COTTONWOOD CENTRESQ. FT. OF PROPOSED BLDG(S)/ADDITION 55,220

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER WALTER WAYMEYER NO. OF DWELLING UNITS BEFORE: 1 AFTER: 0 CONSTRUCTION

(1) ADDRESS 5430 SAWMILL RD, #18

(1) TELEPHONE PARADISE, CA 95969 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT SAFEWAY INC. A DELAWARE CORP OF ALL EXISTING BLDGS RETAIL

(2) ADDRESS 6900 S. YOSEMITE ENGLEWOOD, CO 80112 DESCRIPTION OF WORK & INTENDED USE: GROCERY STORE

(2) TELEPHONE 303-843-7572 OF 55,220 SF AND RELATED RETAIL.

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) Parking Req'mt As per plan

or _____ from center of ROW, whichever is greater Special Conditions: Site Plan as per File

Side _____ from PL Rear _____ from PL SPR-96-107

Maximum Height _____ CENS.T. 11 T.ZONE 51 ANNEX # _____

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 07/18/96

Department Approval [Signature] Date 7/18/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. CGVSD-See quote w/o #9355

Utility Accounting [Signature] Date 7/19/96

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

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