

FEE \$ 5.00
TCP \$ Pd
DRAINAGE FEE \$ Pd

BLDG PERMIT NO. 58081
FILE # SPR 96-121

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department



BLDG ADDRESS 2885-NORTH AVE. TAX SCHEDULE NO. 2973-181-13-003

SUBDIVISION WAL-MART - MINOR Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1500

(1) OWNER ROSS TRANSMICHER NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION \_\_\_\_\_

(1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION \_\_\_\_\_

(1) TELEPHONE 242-3911 USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT LOPEZ CONST. DESCRIPTION OF WORK & INTENDED USE:  
BOOK STORE.. TENANT FINISH.

(2) ADDRESS 3032 1/2 Rd.

(2) TELEPHONE 434-5954

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

ONE C-1 **THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

Landscaping / Screening Required: YES \_\_\_\_\_ NO X

SETBACKS: Front Interior from Property Line (PL) Parking Req'mt 1 per 200 sf  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Special Conditions: \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 7 T.ZONE 39 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 Chad [Signature] Date \_\_\_\_\_

Department Approval [Signature] Date 10/30/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO ✓ W/O No. 9314 7-1-96

Utility Accounting [Signature] Date 10-30-96

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)