

FEE \$ <u>pd w/SPR</u>
TCP \$ <u>-0-</u>
DRAINAGE FEE \$ <u>-0-</u>

BLDG PERMIT NO. <u>56960</u>
FILE # <u>SPR-96-121</u>

PLANNING CLEARANCE

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

3003-0190



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2885 NORTH Ave</u>	TAX SCHEDULE NO. <u>2943-181-13-003</u>
SUBDIVISION <u>Wal-Mart Minor Sub</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>4500</u>
FILING _____ BLK _____ LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S) <u>None</u>
(1) OWNER <u>Scotty Investments</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>405 Pitkin Ave</u>	BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>245-0101</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>Scotty Investments</u>	BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(2) ADDRESS <u>405 Pitkin Ave, GJ</u>	USE OF ALL EXISTING BLDGS _____
(2) TELEPHONE <u>245-0101</u>	DESCRIPTION OF WORK & INTENDED USE: _____
	<u>Resale Center</u>

✓ 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 <u>C-1</u>	Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <u>75% of front 5' + 5% parking</u>
SETBACKS: Front _____ from Property Line (PL) or <u>55</u> from center of ROW, whichever is greater	Parking Req'mt <u>Retail: 1 per 200 sf & 18 for Subway</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: <u>landscape & site impr per plan, If not by C.O., DTA required - see plan</u>
Maximum Height <u>40'</u>	CENS.T. <u>7</u> T.ZONE <u>39</u> ANNEX # _____
Maximum coverage of lot by structures _____	

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 <u>Rodney K Snider</u>	Date <u>4/1/96</u>
Department Approval <u>Walter L. Allen</u>	Date <u>6/27/96</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>W09314</u>
Utility Accounting <u>Mellie Fowler</u>	Date <u>7-1-96</u>

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)