

FEE \$ PAID W/SPR
TCP \$ 2,830
DRAINAGE FEE \$ N/A

BLDG PERMIT NO. 58032
FILE # SPR-96-190

PLANNING CLEARANCE

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

✓
TCP

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 2451 ~~2450~~ PATTERSON RD TAX SCHEDULE NO. 2445-091-00-118

SUBDIVISION JACOBS COMMERCIAL SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 17,550

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

(1) OWNER THE STERLING CO NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 1048 INDEPENDENT AVE.

(1) TELEPHONE (970) 245-7571 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT SLITEMA BYCLOCK USE OF ALL EXISTING BLDGS RETAIL RESTAURANT

(2) ADDRESS 5445 DTC PARKWAY #4 DESCRIPTION OF WORK & INTENDED USE: RETAIL
ENGLEWOOD, CO

(2) TELEPHONE (303) 770-7275 SALES, RESTAURANT

✓ *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 C-2 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

Side _____ from PL Rear _____ from PL Special Conditions: NONE

Maximum Height _____ CENS.T. 9 T.ZONE 97 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 [Signature] Date 8/20/1996

Department Approval [Signature] Date 10/23/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 9601

Utility Accounting [Signature] Date 10/23/96

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)