

Planning \$ Pd.	Drainage \$ -
TCP \$ -	School Impact \$ -

BLDG PERMIT NO. <u>66996</u>
FILE # <u>SPR-1998-160</u>

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

400 N 1st St THIS SECTION TO BE COMPLETED BY APPLICANT

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BLDG ADDRESS <u>1st St. &amp; Grand Ave.</u>	TAX SCHEDULE NO. <u>2945-142-37-<del>012, 015, 017</del></u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>13,800</u>
FILING _____ BLK <u>77</u> LOT <u>1-24</u>	SQ. FT. OF EXISTING BLDG(S) <u>5632±</u>
(1) OWNER <u>Thrifty Payless Inc.</u> <u>Rite Aid Corporation</u>	NO. OF DWELLING UNITS BEFORE: <u>3</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>2870 S. Colorado Blvd.</u> <u>Denver, CO 80222</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>3</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>(303) 504-6098</u>	USE OF ALL EXISTING BLDGS <u>Retail/Residential</u>
(2) APPLICANT <u>CLC Associates, Inc</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>8480 E. Orchard Rd. #2000</u> <u>Englewood, CO 80111</u>	<u>Rite Aid Convenience Store - Commercial</u>
(2) TELEPHONE <u>(303) 770-5600</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>B-3 &amp; P</u>	Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: Front _____ from Property Line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>69 spaces required</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: <u>None</u>
Maximum Height <u>40'</u>	
Maximum coverage of lot by structures <u>NA</u>	Census Tract <u>2</u> Traffic Zone <u>35</u> Annx # _____

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>Patrick R. Green</u> <u>for CLC</u>	Date <u>9-8-98</u>
Department Approval <u>Lori V. Bowen</u>	Date <u>Dec. 9, 1998</u> <sup>Complete</sup> <u>1-28-</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>11900</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>1-29-99</u>

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