

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>67991</u>
FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 470 W 1st + 444 N 1st TAX SCHEDULE NO. 2995-142-37-001/2/12
115 OURAY

SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING - BLK 77 LOT E 18.33' of 22 SQ. FT. OF EXISTING BLDG(S) N/A
1-4
9-23-24

(1) OWNER Rite-Aid/CLC Assoc. NO. OF DWELLING UNITS
8480 E Orchard Rd, Ste 2000 BEFORE: 4 AFTER: 0 CONSTRUCTION

(1) ADDRESS Englewood, CO 80111

(1) TELEPHONE (303) 770-5600 NO. OF BLDGS ON PARCEL
BEFORE: Leach AFTER: 0 CONSTRUCTION

(2) APPLICANT ANAALANNO Const USE OF ALL EXISTING BLDGS Home/2 Businesses

(2) ADDRESS 1549 14 RD Lomalo DESCRIPTION OF WORK & INTENDED USE: Demo

(2) TELEPHONE 858-0927

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 B-3 Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or Parking Req'mt
 from center of ROW, whichever is greater

Side from PL Rear from PL Special Conditions: New Rite-Aid Location

Maximum Height
Maximum coverage of lot by structures Census Tract 3 Traffic Zone 35 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 Patrick J. [Signature] Date 12-9-98

Department Approval Antonia Castellano Date 12-9-98

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

Utility Accounting Check [Signature] Date 35475-2451-3693-2000
3927-3450 12-98

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)