

Planning \$ Paid w/SPZ	Drainage \$ N/A
TCP \$ N/A	School Impact \$ N/A

BLDG PERMIT NO. 64952
FILE # SPZ-1998-077

PLANNING CLEARANCE

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

Grand Junction Community Development Department

2945-043-07-003

BLDG ADDRESS ~~2430 F ROAD~~ 2430 F ROAD TAX SCHEDULE NO. ~~2945-043-07-001 thru 005A-00-051~~

SUBDIVISION Home Depot U.S.A. Inc. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 26040

FILING — BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER ARIZONA FUNDING CORP NO. OF DWELLING UNITS
PETSMART, INC. BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 19601 NORTH 27th AVENUE NO. OF BLDGS ON PARCEL
PHOENIX, AZ. 85027 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (602) 580-6100

(2) APPLICANT BILL HUTCHISON USE OF ALL EXISTING BLDGS RETAIL SALES

(2) ADDRESS 19601 NORTH 27th AVENUE DESCRIPTION OF WORK & INTENDED USE: CONSTRUCTION
PHOENIX, AZ. 85027 OF MASONRY BLDG ON DEVELOPED IMPROVED SITE PAD.

(2) TELEPHONE (602) 587-2613

✓ 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 H0 Landscaping / Screening Required: YES NO

SETBACKS: Front — from Property Line (PL) or 65 ft from center of ROW, whichever is greater Parking Req'mt As per plan

Side 15 ft from PL Rear 15 ft from PL Special Conditions: NONE

Maximum Height 65 ft Census Tract 9 Traffic Zone 5 Annx # —

Maximum coverage of lot by structures 35%

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 4.3.98

Department Approval [Signature] Date 6-9-98

Additional water and/or sewer tap fee(s) are required, YES NO W/O No. 11357 TR-8541

Utility Accounting [Signature] Date CR

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)