

Planning \$ <u> </u>	Drainage \$ <u> </u>
TCP \$ <u>2475.00</u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>166868</u>
FILE # <u>SPR-1998-165</u>

PLANNING CLEARANCE

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

18437-11830

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS 2700 Hwy 30 S. TAX SCHEDULE NO. 2945-252-11-001

SUBDIVISION Artesia Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 168sq.

FILING _____ BLK 2 LOT 30' Lot 2 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Harry Feather NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2492 Industrial Blvd. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-242-3205

(2) APPLICANT same USE OF ALL EXISTING BLDGS convenience store

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: 6' x 28'

(2) TELEPHONE _____ addition to increase retail space
NO ADDITIONAL EMPLOYEES - STILL < 20

✓ 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 X

SETBACKS: Front _____ from Property Line (PL) or 65 from center of ROW, whichever is greater
 Parking Req'mt X

Side 15 from PL Rear 15 from PL Special Conditions: _____

Maximum Height 65

Maximum coverage of lot by structures _____ Genus Tract 13 Traffic Zone 80 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 Dannie [Signature] Date 9-28-98

Department Approval Mike Pelletier Date 9/28/98

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

Utility Accounting [Signature] Date 9/28/98

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)