

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u># 8,749.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>68553</u>
FILE # <u>SPR-1998-198</u>

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 621 24 Road TAX SCHEDULE NO. 2945-054-05-004

SUBDIVISION Stop 'n Save Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION Store - 3535
Car Wash 792

FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Larry V. Feather NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2492 Industrial Blvd. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 970-242-5205 USE OF ALL EXISTING BLDGS Convenience store

(2) APPLICANT Bonnie Lightfoot DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 2492 Industrial Blvd. Convenience, Gas station, touch free car wash

(2) TELEPHONE 970-242-5205

✓ 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) or 55' from center of ROW, whichever is greater Parking Req'mt 22 spaces provided (18 required)

Side 0 from PL Rear 0 from PL Special Conditions: _____

Maximum Height 40' _____

Maximum coverage of lot by structures _____ Census Tract 9 Traffic Zone 10 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 Larry V. Feather Date 11-2-98

Department Approval Lori Bowers (by Bonnie) Date 12-11-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11813

Utility Accounting K Duncan Date 12/11/98

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)