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| Planning \$ <u> </u> | Drainage \$ <u> </u> |
| TCP \$ 23,750.00 | School Impact \$ <u> </u> |

\$13,755.00

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|------------------------------|
| BLDG PERMIT NO. <u>71134</u> |
| FILE # <u>SPR-1999-128</u> |

71122 - service station # pumps
equip. storage

PLANNING CLEARANCE

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

Grand Junction Community Development Department

6518-4066

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1040 INDEPENDANT AVE, TAX SCHEDULE NO. 2945-103-32-002

SUBDIVISION INDEPENDENCE CENTER SQ. FT. OF PROPOSED BLDG(S)/ADDITION 72

FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 135,424 S.F.

(1) OWNER STEVE MARQUESS NO. OF DWELLING UNITS
2001 S.E. 10TH STREET BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 1040 INDEPENDANT AVE NO. OF BLDGS ON PARCEL
BENTONVILLE, AR. 72712 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 501-204-0126

(2) APPLICANT JIM SHIPTON USE OF ALL EXISTING BLDGS RETAIL OUTLET

(2) ADDRESS 3480 E. OCHARD RD. DESCRIPTION OF WORK & INTENDED USE:
ENGLEWOOD CO 80111

(2) TELEPHONE 303-770-5600 GASOLINE SALES - BLDG (72)

TO HOUSE ELECTRICAL/MECHANICAL TO RUN GAS PUMPS

✓ 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 X NO

SETBACKS: Front _____ from Property Line (PL) or
40' from center of ROW, whichever is greater

Parking Req'mt Per Plan

Side 0' from PL Rear 0' from PL

Special Conditions: _____

Maximum Height 40

Maximum coverage of lot by structures _____

Census Tract 4 Traffic Zone 98 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 [Signature] Date 5-14-99

Department Approval [Signature] Date 6/24/99

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

Utility Accounting [Signature] Date 9/1/99

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)