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|-------------|------------------|
| Planning \$ | Drainage \$ |
| TCP \$ | School Impact \$ |

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| BLDG PERMIT NO. <u>71666</u> |
| FILE # <u>COU-1999-04.05</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 825 North Ave
 SUBDIVISION City of GJ
 FILING BLK LOT 4,5,6
 OWNER Alpert Family Trust % Hill & Holmes
 ADDRESS 1204 N 7th Grand Junction
 TELEPHONE 970-241-7653

TAX SCHEDULE NO. 2945-141-03-009
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 SQ. FT. OF EXISTING BLDG(S) 450
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Restaurant/Fast food

APPLICANT Cigarette Stores Corp - John Chappel
 ADDRESS 3223 Arapahoe Ste 201 Boulder CO 80303
 TELEPHONE 303-442-2520 x40

DESCRIPTION OF WORK & INTENDED USE: Retail
inside and outside
remodel work

✓ 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-1
 SETBACKS: FRONT: 45' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0'/10' from PL REAR: 0'/10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 1 stall/200 sf. (450 sf. total)
 SPECIAL CONDITIONS: Re-vegetate landscaping, hardsurface
under deck, apply for sign permit.
 CENSUS TRACT 2 TRAFFIC ZONE 36 ANNEX _____

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 Grand Junction 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]
 Department Approval Patricia Poirish

Date 6/17/99
 Date 7-6-99

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|---|---|
| Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> | W/O No. <u>Existing Utility Acct. 6685-4162</u> |
| Utility Accounting <u>Unica</u> | Date <u>8/10/99</u> |

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

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