Planning \$ 5 gc	Drainage \$		BLDG PERMIT NO. 68788
TCP\$	School Impact \$	<i>p</i>	FILE#

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT TAX SCHEDULE NO. 2945 - 124 - 00 -022 SQ. FT. OF PROPOSED BLDG(S)/ADDITION SUBDIVISION BLK LOT SQ. FT OF EXISTING BLDG(S) FILING NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE CONSTRUCTION **ADDRESS** 1-800-332 0222 USE OF ALL EXISTING BLDGS **TELEPHONE** DESCRIPTION OF WORK & INTENDED USE: APPLICANT **ADDRESS** TO 260 **TELEPHONE** ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improxements and Development) document. THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF DNE _ LANDSCAPING/SCREENING REQUIRED: YES SETBACKS: FRONT: from Property Line (PL) or PARKING REQUIREMENT: from center of ROW, whichever is greater from PL SPECIAL CONDITIONS: MAXIMUM HEIGHT. MAXIMUM COVERAGE OF LOT BY STRUCTURES 6 TRAFFIC ZONE 3/ CENSUS TRACT ___ 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 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). Ka Applicant's Signature Department Approval W/O NO. 308/1-5319 ditional water and/or sewer tap fee(s) are required: YES NO

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

(White: Planning)

Utility Accounting

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

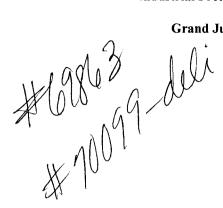
2-24-99

Date

June 15, 1999

City of Grand Junction
Industrial Pretreatment Program
2145 River Road
Grand Junction, CO 81505

Bob Lee Mesa County Building Department P.O. Box 20000 Grand Junction, CO 81502



Dear Bob,

A <u>Food Service Pretreatment Application</u> was submitted to this office by Duane Ginger of Lankford Construction company, for the remodeling of K-Mart located at 2801 North Avenue. Based on the information provided, there will be no pretreatment requirements.

If you require additional information, please call at 244-1489.

Sincerely,

Catherine Crabb Assistant Coordinator Industrial Pretreatment Program

cc: Trent Prall, Utility Engineer, City of Grand Junction Senta Costello, Community Development Duane Ginger, Lankford Construction Company