

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>68788</u>
FILE #

### PLANNING CLEARANCE

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

44

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2650 N<sup>th</sup> AVE  
 (515 28 Rd)  
 SUBDIVISION -  
 FILING - BLK - LOT -

TAX SCHEDULE NO. 2945-124-00-022  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0  
 SQ. FT. OF EXISTING BLDG(S) 55,000  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

OWNER Valley Peak & Corp  
 ADDRESS 2650 N<sup>th</sup> AVE  
 TELEPHONE 1-800-332 0222  
 APPLICANT Ray Davis  
 ADDRESS 3761 N<sup>th</sup> 15<sup>th</sup> Ct  
 TELEPHONE 260-1964

USE OF ALL EXISTING BLDGS OFF. METAL SALES  
 DESCRIPTION OF WORK & INTENDED USE: TENANT  
FINISH - 21,000 FOR  
CITY OF G.J.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

JNE C-1  
 SETBACKS: FRONT: - from Property Line (PL) or  
- from center of ROW, whichever is greater  
 SIDE: - from PL REAR: - from PL  
 MAXIMUM HEIGHT -  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES -

LANDSCAPING/SCREENING REQUIRED: YES - NO -  
 PARKING REQUIREMENT: -  
 SPECIAL CONDITIONS: Int. Rem N.C.U.  
 CENSUS TRACT 6 TRAFFIC ZONE 31 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 Ray Davis Date 2-24-99  
 Department Approval Santa Costello Date 2-24-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>30811-5319</u>
Utility Accounting	<u>Richardson</u>		Date <u>2-24-99</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)



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

June 15, 1999

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

*#69863*  
*#70099-deli*

Dear Bob,

A Food Service Pretreatment Application 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