

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

BLDG PERMIT NO. <u>70099</u>
FILE #

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

*No site plan required*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2809 North Ave  
2815 North Ave. TAX SCHEDULE NO. 2943-182-00-060

SUBDIVISION none SQ. FT. OF PROPOSED BLDG(S)/ADDITION none

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —

OWNER Sheldon Mandell % K-Mart NO. OF DWELLING UNITS: BEFORE — AFTER —  
CONSTRUCTION

ADDRESS 2815 North Ave NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
CONSTRUCTION

TELEPHONE — USE OF ALL EXISTING BLDGS Retail Sales

APPLICANT Lankford Construction DESCRIPTION OF WORK & INTENDED USE: Interior Remodel  
ADDRESS 1455 Karlens Way II. Johnskweg

TELEPHONE 1-847-223-4200

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE C-1 LANDSCAPING/SCREENING REQUIRED: YES — NO —

SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater  
SIDE: — from PL REAR: — from PL PARKING REQUIREMENT: —

MAXIMUM HEIGHT — SPECIAL CONDITIONS: interior only - no change -

MAXIMUM COVERAGE OF LOT BY STRUCTURES — CENSUS TRACT 7 TRAFFIC ZONE 39 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 Randall W. Faby Date 05-20-99

Department Approval Ronnie Edwards Date 5-20-99

Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>5-20-99</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)