

Planning \$5.00	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO.
FILE #

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 2830 North Avenue
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. A portion of 2943-073-17-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION - 0 -
 SQ. FT. OF EXISTING BLDG(S) 145,585 S.F.

OWNER Damba Eastgate Corporation

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3
 CONSTRUCTION

ADDRESS c/o HMH Development Co., Inc.
Its Attorney-In-Fact, 1 Independence Plz,
TELEPHONE 712/842-0559 280 Hwy. 35

USE OF ALL EXISTING BLDGS Commercial

APPLICANT City Market, Inc.

DESCRIPTION OF WORK & INTENDED USE: Enclose existing

ADDRESS 105 W. Colorado Avenue, G.J., CO
81505

entry area, remove and enclose bay window

TELEPHONE 970/241-0751 ext 1294

structure, door and construct new entry area.

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

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

SETBACKS: FRONT: _____ from Property Line (PL) or
55' from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: none additional

MAXIMUM HEIGHT N/A

SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES -

CENSUS TRACT _____ TRAFFIC ZONE TE 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 John Cardullo **DIRECTOR, REAL ESTATE** Date 11/30/99

Department Approval Ju V. Bowen Date 11-30-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE IN USE</u>
Utility Accounting <u>C. Bentley</u>			Date <u>11/30/99</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)