

Planning \$ <u>10.00</u>	Drainage \$ <u>NA</u>
TCF \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>68398</u>
FILE # _____

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 200 Road TAX SCHEDULE NO. 2945-143-12-016

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

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

(1) OWNER CITY MARKET NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 105 W. COLORADO AVE NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 970-241-0751

(2) APPLICANT HWF CONST. INC USE OF ALL EXISTING BLDGS GROCERY

(2) ADDRESS 1 CORNACE SQ. UNIT 3819 DESCRIPTION OF WORK & INTENDED USE: Remodel
 CONSTRUCTION

(2) TELEPHONE 800-844-1523 OF A SUPERMARKET BANK

CONTACT: GRANVILLE GATES

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 B-3 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear NA - Interior from PL

Maximum Height _____ Parking Req'mt _____

Special Conditions: Leather Bank @
 City Market

Maximum coverage of lot by structures _____ Genus Tract 3 Traffic Zone 43 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 G.J. 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 Granville Gates Date Aug. 11, 98

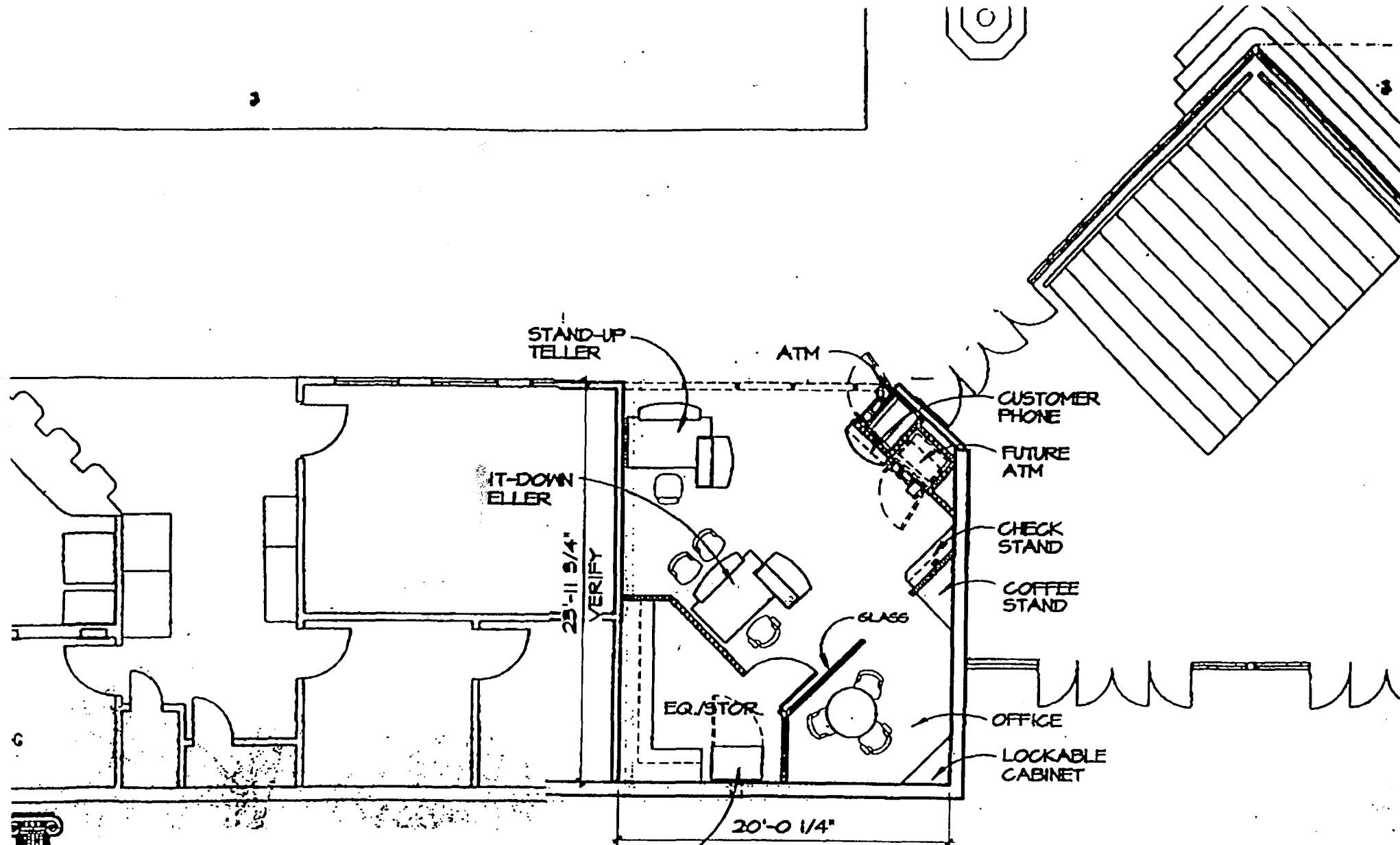
Department Approval Kristen Caldwell Date 8/12/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Kbunce Date 2/4/99

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

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



ARCHITECTURE INCORPORATED

88 UNION CENTER, SUITE 106, MEMPHIS, TENNESSEE, 38403
 (901)526-6060 FAX: (901)526-0811 EMAIL: ARCH@AOL.COM

VECTRA BANK IN
 CITY MARKET STORE NO. 32
 GRAND JUNCTION, COLORADO
 CM32
 SCHEM/ DESIGN
 6/26/99