

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>19,417⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>75541</u>
FILE # <u>SPZ-2000-086</u>

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 2760 Highway 50

TAX SCHEDULE NO. 2945-254-02-005

SUBDIVISION Orchard Mesa Center Subdivision

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 96 SF Kiosk
 Plus approx. 2,880 SF gas pump canopy

FILING _____ BLK 02 LOT 5

SQ. FT. OF EXISTING BLDG(S) -0-

OWNER Dillon Real Estate Co., Inc.

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

ADDRESS 700 E. 30th, Hutchinson, KS 67504

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

TELEPHONE 316/663-6801

USE OF ALL EXISTING BLDGS N/A

APPLICANT City Market, Inc.

DESCRIPTION OF WORK & INTENDED USE: develop

ADDRESS P.O. Box 729, Grand Jct., CO

a retail fuel facility upon the site

TELEPHONE 970/241-0750

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: 65 from ~~Property Line (PL)~~ or
 from center of ROW, whichever is greater
 SIDE: 15 from PL REAR: 15 from PL

PARKING REQUIREMENT: YES

MAXIMUM HEIGHT 65

SPECIAL CONDITIONS: Per APPROVED SITE PLAN
DATED 6-12-2000

MAXIMUM COVERAGE OF LOT BY STRUCTURES 35%

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Mike Shunk

Date 5-1-00

City Market, Inc., agent for Dillon Real Estate Co., Inc.
 Department Approval Bill Nulb

Date 6-12-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Robin Overholt</u>			Date <u>6-13-00</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) (Goldened: Utility Accounting)