

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

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BLDG PERMIT NO. <u>82124</u>
FILE # <u>SPR-2000-147</u>

(Signature)

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 200 W. Grand Ave.
 SUBDIVISION
 FILING BLK LOT
 OWNER James Holmes
 ADDRESS 2368 S. San Miguel Dr.
 TELEPHONE 242-2818
 APPLICANT Bob Turner / ALCO Bldg
 ADDRESS 529 25 1/2 Road
 TELEPHONE 970 / 242-1423

TAX SCHEDULE NO. 2945-151-00 ^{PAYD} 200192
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 SQ. FT. OF EXISTING BLDG(S) 7500 + 20,086
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Liquor store, sporting goods store
 DESCRIPTION OF WORK & INTENDED USE: Remodel of existing retail buildings

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
 SETBACKS: FRONT: NO CHANGE from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: from PL REAR: from PL
 MAXIMUM HEIGHT NO CHANGE
 MAXIMUM COVERAGE OF LOT BY STRUCTURES

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: YES
 SPECIAL CONDITIONS: PER SITE PLAN DATED 11-17-2000
 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 W.A. Oswald
 Department Approval Bill Nehls

Date 8-2-00
 Date 5-25-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>(Signature)</u>		Date <u>5/25/01</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)