

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



BLDG PERMIT NO. <u>80124</u>
FILE # <u>SPR-2001-149</u>

**PLANNING CLEARANCE**  
 (multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2886 W. MAIN AVE.</u> <u>GRAND JUNCTION CO.</u>	TAX SCHEDULE NO. <u>2943-073-17-001</u>
SUBDIVISION <u>Eastgate Shopping Center</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>2,396,670.</u>
FILING <u>—</u> BLK <u>1</u> LOT <u>—</u>	ESTIMATED REMODELING COST \$ <u>1,760,000</u>
OWNER <u>CITY MARKET</u>	NO. OF DWELLING UNITS: BEFORE <u>N/A</u> AFTER <u>N/A</u> CONSTRUCTION
ADDRESS <u>105 W. COLORADO AVE.</u> <u>GRAND JUNCTION CO.</u>	USE OF ALL EXISTING BLDGS <u>—</u>
TELEPHONE <u>970 241 0750</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Interior &amp; Exterior Remodel,</u>
APPLICANT <u>MARK YOUNG COLE</u>	<u>220 USE TO REMAIN THE SAME</u>
ADDRESS <u>155 N. COLLEGE AVE</u> <u>FORT COLLINS CO 80538</u>	
TELEPHONE <u>970 484 1648</u>	

✓ 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 <u>C-1</u>	SPECIAL CONDITIONS: <u>SPR-2001-149 under</u>
PARKING REQUIREMENT: <u>Upgrade required</u>	<u>Review. Site improvements required on</u>
LANDSCAPING/SCREENING REQUIRED: YES <u>—</u> NO <u>—</u>	<u>DIA prior to issuance of C.O.</u>
	CENSUS TRACT <u>—</u> TRAFFIC ZONE <u>—</u> ANNEX <u>—</u>

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.

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 that 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 <u>Randy Jacobson</u> <u>516-7496</u>	Date <u>6/19/01</u>
Department Approval <u>Kathleen Porter</u>	Date <u>7-11-01</u>

Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>✓</u>	W/O No. <u>60265-33480</u>
Utility Accounting <u>Kate Heet</u>	Date <u>7/12/01</u> Acct # <u>—</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)

**From:** Dan Tonello  
**To:** Costello, Senta; Lee, Bob; Prall, Trenton  
**Date:** 7/12/01 1:31PM  
**Subject:** City Market Grease Interceptor

Based on the information submitted to this office, the new City Market Delicatessen to be located at 2830 North Avenue, will be required to install a two compartment grease interceptor. This device must have a minimum capacity of 1500 gallons. If additional information is needed please contact me at 244-1489.