

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

BLDG PERMIT NO. <u>82511</u>
FILE # <u>SPR-2002-031</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 1830 N. 12<sup>TH</sup> STREET TAX SCHEDULE NO. 2945-123-03-025

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 41,572

OWNER ALBERTSON'S INC NO. OF DWELLING UNITS: BEFORE N/A AFTER \_\_\_\_\_

ADDRESS 250 PARKCENTER BLVD CONSTRUCTION \_\_\_\_\_

TELEPHONE 208/395-6639 BOISE, ID NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

APPLICANT CTA ARCHITECTS ENGINEERS USE OF ALL EXISTING BLDGS MERCANTILE

DESCRIPTION OF WORK & INTENDED USE: INTERIOR

ADDRESS 1105 GROVE STREET, BOISE ID REMODEL AND SITE UPGRADES

TELEPHONE 208/336-4900

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

NO CHANGE

ZONE C-1 LANDSCAPING/SCREENING REQUIRED: YES  NO

SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL PARKING REQUIREMENT: \_\_\_\_\_

MAXIMUM HEIGHT \_\_\_\_\_ SPECIAL CONDITIONS: PERZ APPROVED

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ SITE PLAN

CENSUS TRACT 6 TRAFFIC ZONE 31 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 Patrick Hugens Date 1/17/02

Department Approval Bill N... Date 3-11-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>			Date <u>3/21/02</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:** Scott Williams  
**To:** Bob Lee; Faye Gibson; Trenton Prall  
**Date:** 3/21/02 9:49AM  
**Subject:** RE: Albertson's renovation - 1830 N. 12th Street

3/21/02

This is a copy of an e-mail pretreatment clearance sent to your offices a couple of months back.

"Based on the information submitted to this office, the Albertsons store located at 1830 N. 12 street, will not be required to install additional grease removal equipment as a result of their renovation."

This clearance is still valid. Please call me at 244-1489 if you have any questions.

**From:** Dan Tonello  
**To:** Gibson, Faye; Lee, Bob; Prall, Trenton  
**Date:** 12/26/01 8:31AM  
**Subject:** Albertson

Based on the information submitted to this office, the Albertsons store located at 1830 N. 12 street, will not be required to install additional grease removal equipment as a result of their renovation.

If additional information is required, please contact me at 244-1489.