

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

BLDG PERMIT NO. <u>83294</u>
FILE # <u>SS-2001-211</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

AL

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 681 Horizon Drive TAX SCHEDULE NO. 2945-012-50-003
 SUBDIVISION SAFEWAY AT HORIZON PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) NA
 OWNER DOMINICK'S FINER FOODS INC
C/O SAFEWAY INC NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 ADDRESS 5918 Storendge Mall Rd NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
Pleasanton CA 94588-3229 CONSTRUCTION
 TELEPHONE _____ USE OF ALL EXISTING BLDGS NA
 APPLICANT SAFEWAY INC. Y/SUSAN FLESHER DESCRIPTION OF WORK & INTENDED USE: _____
 ADDRESS 6900 S. YOSEMITE ENGLEWOOD CO 80112 NEW GROCERY STORE
 TELEPHONE 303.843-7572

NEW ONE NOT ASSIGNED YET

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 X NO _____
 SETBACKS: FRONT: 15 from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 10 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 35'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 1.00
FAR CENSUS TRACT 10 TRAFFIC ZONE 16 ANNEX 138

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 Vince Brown Date 5-6-02
 Department Approval Kirsten K. Caldwell Date 4/16/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14894</u>
Utility Accounting	<u>Quetta K. Powers</u>		Date <u>5-6-02</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)