

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

BLDG PERMIT NO. <u>82729</u>
FILE # <u>SPR-2002-042</u>

PLANNING CLEARANCE

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

2741-1720

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 200 ROAD

TAX SCHEDULE NO. 2945-143-12-016

SUBDIVISION City of G.J.

CURRENT FAIR MARKET VALUE OF STRUCTURE \$

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 901,788

OWNER CITY MARKET 432

NO. OF DWELLING UNITS: BEFORE N/A AFTER _____
CONSTRUCTION

ADDRESS 2439 "B" RIVER RD.

USE OF ALL EXISTING BLDGS N/A

TELEPHONE 970 241 0750

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT MARK YOUNG COMM.

INTERIOR REMODEL & NEW

ADDRESS 155 N. COLLEGE ST. #200

STORE FRONT / RETAIL GROC.

TELEPHONE 970 484 1648

✓ 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 B-2

SPECIAL CONDITIONS: PER APPROVED

PARKING REQUIREMENT: PER PLAN

PLAN

LANDSCAPING/SCREENING REQUIRED: YES NO _____

CENSUS TRACT 1 TRAFFIC ZONE 43 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.

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 Randy Jacobson

Date 12/21/01

Department Approval Judy Castillo

Date 3-14-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Interior Remodel</u>
Utility Accounting <u>Debbie Kanover</u>			Date <u>3-14-02</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: 2/20/02 9:46AM
Subject: No Grease Interceptor Requirement - City Market #432 - Facility Remodel

2/20/02

Based on information submitted to this office, City Market #432, located at 200 Rood Avenue, will not be required to install a grease interceptor at this time. The facility is being remodeled and their existing operations as related to grease production will not increase. The store is currently on the City's grease surcharge program.