

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

BLDG PERMIT NO.
FILE #

92149-3750

**PLANNING CLEARANCE**

site plan review, multi-family development, non-residential development  
Grand Junction Community Development Department

Safeway  
 West Mgr office  
 5 Emp

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2478 Patterson Rd. unit 25  
 SUBDIVISION Patterson Village Square  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-044-17-028  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

OWNER Safeway Inc.  
 ADDRESS 6900 S. Yosemite  
 CITY/STATE/ZIP Centennial, Co 80112

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT Pioneer General Contractors  
 ADDRESS 3850 Mack Road  
 CITY/STATE/ZIP Amarillo, TX. 79118  
 TELEPHONE 806-622-3100

USE OF ALL EXISTING BLDG(S) Value - 176,090.00  
Remedoting Cost - 50,000  
 DESCRIPTION OF WORK & INTENDED USE:  
Sennet finish - interior walls,  
paint & floor covering

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>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: <u>Interior remodel only</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 Dawn Cook Date 11-29-05  
 Department Approval Ashu Mraz Date 11-29-05

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>Condo</u>
Utility Accounting <u>Ch Marshall Cole</u>	Date <u>11/29/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)