

FEE \$ ~~200~~ N/C

BLDG PERMIT NO. 53442

PLANNING CLEARANCE

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

Grand Junction Community Development Department

4001-1990-03-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2692 Hwy 50 TAX SCHEDULE NO. 2945-261-29-002

SUBDIVISION Mesa Plaza SQ. FT. OF PROPOSED BLDG(S)/ADDITION 30

FILING BLK LOT 2 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER Wakefield Management NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS P.O. Box 2204

NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION

(1) TELEPHONE 245-6411

USE OF ALL EXISTING BLDGS shopping center

(2) APPLICANT Azapa Const.

DESCRIPTION OF WORK & INTENDED USE: 6'x6' approx

(2) ADDRESS 105 Canyon Ln

(2) TELEPHONE 241-2063

exterior storage closet. -

✓ 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 ~~#10~~ PB Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or Parking Req'mt
 from center of ROW, whichever is greater

Special Conditions:

Side from PL Rear from PL

Maximum Height

Maximum coverage of lot by structures

CENSUS TRACT 13 TRAFFIC ZONE 80

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 G.J. 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 [Signature] Date 8/31/95

Department Approval [Signature] Date 8/31/95

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A

Utility Accounting Millie Fowler Date 8-31-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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