

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

BLDG PERMIT NO. <u>80486</u>
FILE # <u>MS-2001-128</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

704 Horizon Dr. N.E. corner

BUILDING ADDRESS Horizon G Road

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Outdoor Promotions

ADDRESS 5724 S College Ave
Ft Collins CO 80525

TELEPHONE 242-3300

APPLICANT SAME

ADDRESS _____

TELEPHONE _____

THIS SECTION TO BE COMPLETED BY APPLICANT

TAX SCHEDULE NO. 2701-3604-00-075
~~2945-012-00-072~~

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

SQ. FT OF EXISTING BLDG(S) N/A

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

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE:
Bus Stop Shelter

✓ 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

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

SIDE: _____ from PL REAR: _____ from PL
as per approved plan

MAXIMUM HEIGHT —

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

PARKING REQUIREMENT: —

SPECIAL CONDITIONS: Must be moved if determined to be within site triangle

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 [Signature] Date 5/18/01

Department Approval [Signature] Date 6-22-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Shelter only</u>
Utility Accounting <u>[Signature]</u>			Date <u>6-22-01</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)