

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

BLDG PERMIT NO. 82079
FILE # FP-2001-087

PLANNING CLEARANCE

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

AP

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2464 HWY 16:50
 SUBDIVISION GRAND MEADOW CENTER
 FILING _____ BLK _____ LOT 1

TAX SCHEDULE NO. 2945-091-00-089
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15,000 +/-
 SQ. FT. OF EXISTING BLDG(S) 0

OWNER AIG BAKER, LLC
 ADDRESS 1701 LEE BRANCH LANE
953 BIRMINGHAM AL 35242
 TELEPHONE _____

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION PAYD
 NO. OF BLDGS. ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION 15 2001
 USE OF ALL EXISTING BLDGS RETAIL

APPLICANT R&O CONSTRUCTION
 ADDRESS 933 WALL AVE. OGDEN, UT 84404
 TELEPHONE 801-627-1403

DESCRIPTION OF WORK & INTENDED USE: RETAIL
CLOTHING STORE, (OLD NAVY).

✓ 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-2
 SETBACKS: FRONT: 15 from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 40
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: YES
 SPECIAL CONDITIONS: PER SITE PLAN FP-2001-087,
SCREEN WALL FOR ANCHOR B MUST BE
ADDED TO ARCHITECTURAL PLANS
 CENSUS TRACT 4 TRAFFIC ZONE 97 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).

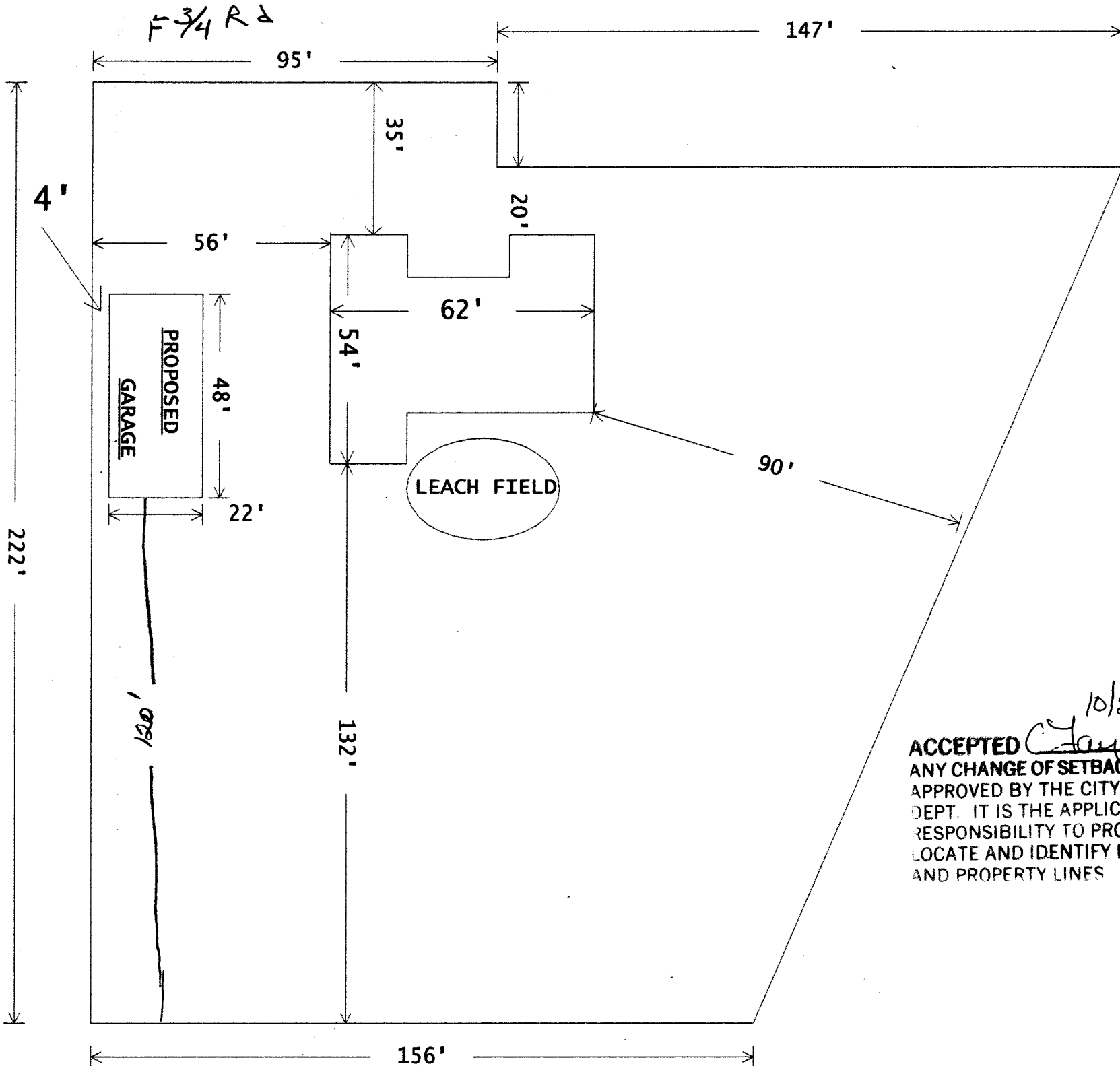
Applicant's Signature C.S. Treadway
 Department Approval Bill Nuth

Date 10-15-01
 Date 10-15-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>paid 8/6/01 14182</u>
Utility Accounting <u>T. Bensley</u>			Date <u>10/15/01</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)



10/22/01
 ACCEPTED *Clare Wilson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES