

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

BLDG PERMIT NO.
FILE # <u>PR.2001-087</u>

## PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2464 HWY 6:50</u>	TAX SCHEDULE NO. <u>NOT YET ASSIGNED</u>
SUBDIVISION <u>GRAND MESA CNTR</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) _____
OWNER <u>AIG BAKER</u>	NO. OF DWELLING UNITS: BEFORE <u>N/A</u> AFTER _____
ADDRESS <u>1701 LEE BRANCH LN</u>	CONSTRUCTION _____
TELEPHONE <u>BIRMINGHAM, AL 35242</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION _____	CONSTRUCTION _____
APPLICANT <u>RIO CONSTRUCTION</u>	USE OF ALL EXISTING BLDGS <u>RETAIL</u>
ADDRESS <u>933 WALL AVE OGDEN, UT</u>	DESCRIPTION OF WORK & INTENDED USE: _____
TELEPHONE <u>801 627-1403 84404</u>	<u>FOUNDATION ONLY -</u>
	<u>ANCHOR E</u>

✓ 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-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>FOUNDATION ONLY FOR MICHAELS - GRAND MESA CENTER</u>
MAXIMUM HEIGHT <u>40'</u>	<u>CENSUS TRACT 9 TRAFFIC ZONE 97 ANNEX</u>
MAXIMUM 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 <u>[Signature]</u>	Date <u>11-26-2001</u>
Department Approval <u>Bill Nuth 244-1447</u>	Date <u>11-26-2001</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	Diff paid 8/6/01 W/O No. # 14182
Utility Accounting <u>Kate Elsbury</u>	Date <u>11/26/01</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)