

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

*AL*

BLDG PERMIT NO. <del>82079</del> <u>8125</u>
FILE # <u>FP-2001-087</u>

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

**ANCHOR E**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2464 Hwy 6950  
 SUBDIVISION GRAND MESA CNTZ  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1  
 OWNER AG BAKER LLC  
 ADDRESS 1701 LEE BRANCH LN  
 TELEPHONE BIRMINGHAM, AL 35242  
 APPLICANT SCOTT TRENDON - R/O Construction  
 ADDRESS 933 WALL AVE OGDEN UT  
 TELEPHONE 801 627-1403

TAX SCHEDULE NO. 2945-091-21-001  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 28,000  
 SQ. FT. OF EXISTING BLDG(S) 0  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 00  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS RETAIL  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
MICHAELS CRAFTS STORE

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: PLZ APPROVED SITE PLAN  
 CENSUS TRACT 9 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 Scott Trendon Date 12-18-01  
 Department Approval Bill Nish Date 12-4-2001

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>14182</u>
Utility Accounting <u>Kate Eloberry</u>			Date <u>12/18/01</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)