

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

BLDG PERMIT NO. <u>2149 80918</u>
FILE # <u>FP-2001-087</u>

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

(ANCHOR A)  
 BUILDING ADDRESS 2464 US. HIGHWAY 6450 TAX SCHEDULE NO. 2045-091-00-089 (NOT ASSIGNED YET)  
 SUBDIVISION GRAND MESA CENTER SQ. FT. OF PROPOSED BLDG(S)/ADDITION 45,000  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 SQ. FT. OF EXISTING BLDG(S) 0  
 OWNER AIG BAKER REAL ESTATE NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 ADDRESS 1701 LEE BRANCH LANE CONSTRUCTION  
BRIMMINGHAM AL 35342 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 TELEPHONE 205 969 1000 - 219 CONSTRUCTION  
 APPLICANT ECKMAN + MITCHELL L.C.C. USE OF ALL EXISTING BLDGS ~~REMOVED~~  
 ADDRESS 302850 1030 WEST #101 S. HOUT GOODS OUTLET STORE DESCRIPTION OF WORK & INTENDED USE: SPORTING  
 TELEPHONE 801-908-0604  
 ✓ 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 LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 66.4 from PL REAR: 67 from PL PARKING REQUIREMENT: \_\_\_\_\_  
 MAXIMUM HEIGHT PER APPROVED SITE PLAN SPECIAL CONDITIONS: PER APPROVED SITE PLAN # FP-2001-087, EXTERIOR FINISHES MUST MATCH APPROVED ELEVATIONS AND PLANS FOR CERTIFICATE OF OCCUPANCY TO BE ISSUED.  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES OK 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 Eckman + Mitchell Const. By Ray Peterson Date 8/23/01  
 Department Approval Bill Nehl Date 8.23-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	paid 8/16/01 part of 197,018 safety deposit then.
Utility Accounting	<u>Kate Hart</u>		Date <u>8/23/01</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)