

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

(P)

BLDG PERMIT NO. <u>None</u>
FILE # <u>MS-2001-128</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

*1040 Main Ave
N. side*

BUILDING ADDRESS <u>WW Campbell College Ctr</u> TAX SCHEDULE NO. <u>2945-114-04-923</u> SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>N/A</u> FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) <u>N/A</u> OWNER <u>Outdoor Promotions</u> NO. OF DWELLING UNITS: BEFORE <u>N/A</u> AFTER _____ ADDRESS <u>5724 S. College Ave</u> CONSTRUCTION _____ <u>Ft Collins CO 80525</u> NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____ TELEPHONE <u>242-3300</u> USE OF ALL EXISTING BLDGS _____ APPLICANT <u>Same</u> DESCRIPTION OF WORK & INTENDED USE: _____ ADDRESS _____ <u>Bus Stop Shelter</u> TELEPHONE _____	
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✓ 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 _____ LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL <u>as per plan</u> MAXIMUM HEIGHT _____ MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>Must be moved if determined to be within site triangle</u> CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____
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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>Benny Young</u>	Date <u>5/18/01</u>
Department Approval <u>Law V. Pomeroy</u>	Date <u>6-22-01</u>

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>Pattie Karauer</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)