

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

(2)

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

PLANNING CLEARANCE

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

Grand Junction Community Development Department

*2880 North Ave
N/W corner*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS North Ave & Melody

TAX SCHEDULE NO. 2943-074-00-095

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING _____ BLK _____ LOT _____

SQ. FT OF EXISTING BLDG(S) N/A

OWNER Outdoor Promotions Inc

NO. OF DWELLING UNITS: BEFORE N/A AFTER _____

ADDRESS 5724 S College Ave

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

TELEPHONE FT Collins CO 80525
242-3300

USE OF ALL EXISTING BLDGS _____

APPLICANT Same

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS _____

Bus Stop Shelter N.W.

TELEPHONE _____

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-1

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

SETBACKS: FRONT: _____ from Property Line (PL) or
_____ from center of ROW, whichever is greater

PARKING REQUIREMENT: _____

SIDE: _____ from PL REAR: _____ from PL
per approved plan.

SPECIAL CONDITIONS: must be moved if within

MAXIMUM HEIGHT N/A

site distance triangle.

MAXIMUM COVERAGE OF LOT BY STRUCTURES

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Amy Henry

Date 6/15/01

Department Approval [Signature]

Date 6-22-01

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>[Signature]</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)