

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

BLDG PERMIT NO. <u>82948</u>
FILE # <u>PP-2000-234</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT 2464-2945-091-21-001

BUILDING ADDRESS 2464 HWY 6 S 50
 SUBDIVISION GRAND MESA CENTER
 FILING _____ BLK _____ LOT 1
 OWNER AIG BAKER
 ADDRESS 1701 LEE BRUNETT LANE
 TELEPHONE BIRMINGHAM, AL 35242
 APPLICANT SCOTT TRUSSARDI
 ADDRESS R/O CONSTRUCTION
 TELEPHONE _____

TAX SCHEDULE NO. (2945-091-21-004) PARCEL WATER SIGN IS LOCATED
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: PERMIT FOR ELECTRICAL FOR FREESTANDING SIGN.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT MAR 2 2002

ZONE C-2
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: ELECTRICAL PERMIT ONLY FOR GMC FREESTANDING SIGN
 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 Bill North (244-1447) Date _____
 Department Approval _____ Date 3-28-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>			Date <u>3/28/02</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)
081365