

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

BLDG PERMIT NO. <u>84609</u>
FILE # <u>FP-2001-087</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2464 HWY 6th 50
 SUBDIVISION GRAND MESA CENTER
 FILING _____ BLK _____ LOT 1

TAX SCHEDULE NO. 2945-091-21-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20,600
 SQ. FT. OF EXISTING BLDG(S) _____

OWNER ALB BAKER
 ADDRESS 1701 LEE BRANCH LANE
BIRMINGHAM, AL 35242
 TELEPHONE 205 967-1000

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RETAIL

APPLICANT ALLEN MEYER - R90 CONSTR.
 ADDRESS 933 WALL AVE OGDEN UT
 TELEPHONE 801 430-2095 84404

DESCRIPTION OF WORK & INTENDED USE: BOOKSTORE
FOUNDATION ONLY - FOR BOOKSTORE
ANCHOR F, SEE ATTACHED MAP

✓ 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 N/A

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: YES
 SPECIAL CONDITIONS: PER APPROVED SITE
PLAN FP-2001-087
 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 Allen Meyer
 Department Approval Bill Kimm

Date 23 May 02
 Date 5-23-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>5/23/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)