

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

BLDG PERMIT NO. <u>85001</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 6:50  
 SUBDIVISION GRAND MESA CTR  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1  
 OWNER AIG BAKER LLC  
 ADDRESS 1701 E LEE BRANCH WYE  
BIRMINGHAM, AL 35242  
 TELEPHONE 205 969-1000  
 APPLICANT SCOTT TRADWAY RFD CONSTR  
 ADDRESS 933 WALL AVE GORDON, VT  
 TELEPHONE 970-986-0056

TAX SCHEDULE NO. 2945-091-21-001  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION PETCO-15,000  
D SHOPS-1200  
 SQ. FT OF EXISTING BLDG(S) A BUNCH  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS RETAIL  
 DESCRIPTION OF WORK & INTENDED USE: 15,000 SF  
PETCO AND 1200 SF RETAIL SHOPS

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 —

LANDSCAPING/SCREENING REQUIRED: YES  NO   
 PARKING REQUIREMENT: YES  
 SPECIAL CONDITIONS: PUR APPROVED SITE  
PLAN  
 CENSUS TRACT 9 TRAFFIC ZONE 27 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.

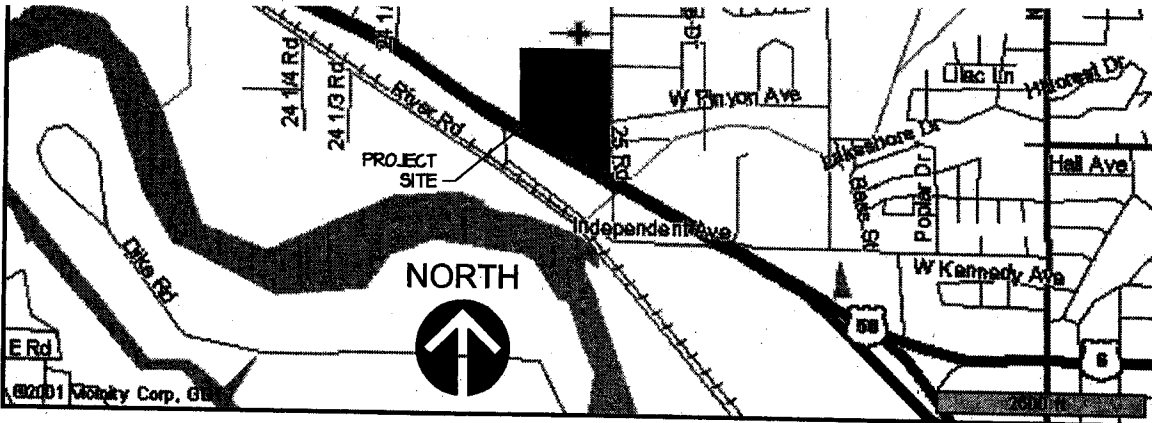
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 6-27-02  
 Department Approval [Signature] Date 6-19-02

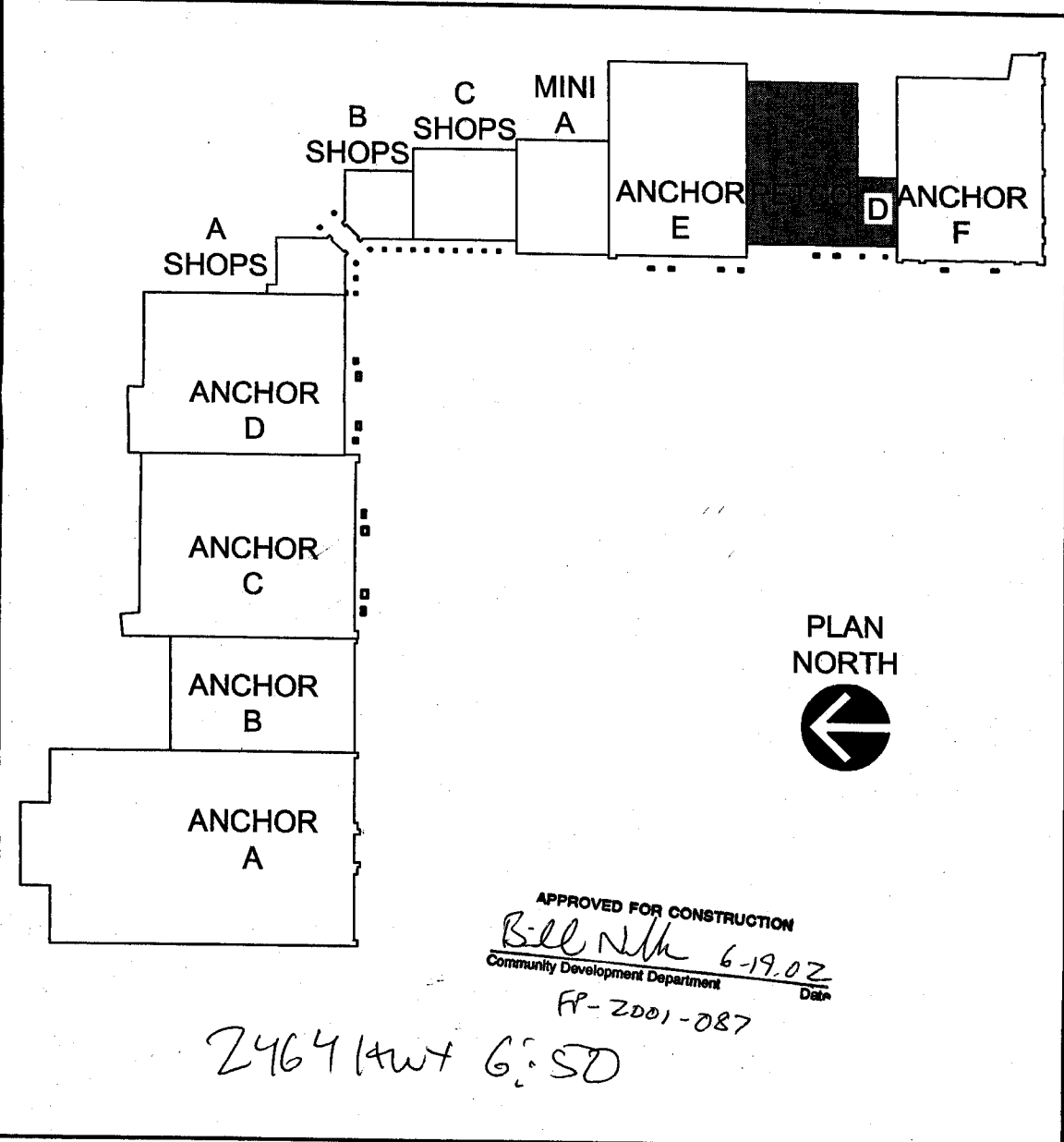
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>GRAND MESA CTR</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/1/02</u>

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)



## KEY PLAN



## SPECIFICATION NOTES

1. SMALL SHOPS - HARM SHELL SPECIFICATIONS DATED SEPT. 10, 2001

PROJ. PLAN  
 PREP. SHEET  
 DATE / SCALE  
 SHEET NO.  
 OF SHEETS  
 CON. TYPE  
 PROJ. NAME  
 PROJ. NO.  
 SHEET NO.  
 SHEET TITLE  
 DATE  
 DRAWN BY  
 CHECKED BY  
 APPROVED BY  
 DATE

WEST MESA COURT

14' MULTI-PURPOSE EASEMENT

DETECTION POND S2

ALLIED BUILDING PRODUCTS

APPROVED FOR CONSTRUCTION

*Bill Neth* 6-13-02  
Community Development Department Date

FP-2001-087

A  
FF = 4560.00

B  
FF = 4560.00

C  
FF = 4561.50

MINI A  
FF = 4561.50

FF = 4561.50

FF = 4561.50

FF = 4561.50

ALLIED BUILDING PRODUCTS

LK SURVEY EQUIPMENT

3:1

DETECTION POND #1

3:1

APPLIED INDUSTRIAL TECHNOLOGIES

25 ROAD BUSINESS PARK

LOT 6

10' UTILITY EASEMENT

SUNDANCE MARINE

ALL SPORTS HONDA

25 ROAD

25 ROAD

25 ROAD

SIGNAGE EASEMENT