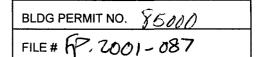
Planning \$	Drainage \$ • O
TCP\$ *	School Impact \$
1	



PLANNING CLEARANCE

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

The state of the s		
THIS SECTION TO BE COMPLETED BY APPLICANT **		
BUILDING ADDRESS 2464 HW7 6:50	TAX SCHEDULE NO. 2945-091-21-001	
SUBDIVISION 6 PLAND MUSA CONTER	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 21, 800	
FILING BLK LOT	SQ. FT OF EXISTING BLDG(S) STEPLEN	
OWNER A6 BACCE 1701 LEE BIZONCH NAC ADDRESS BIZOMINGHAM AL 35242	NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION	
TELEPHONE 205 969-1000	USE OF ALL EXISTING BLDGS RETAIL	
APPLICANT ALLIN MEYER-120 CONSTR	DESCRIPTION OF WORK & INTENDED USE: 4 SILOT S	
ADDRESS 933 WALL AVE, 06000 47	A BC SHOPS MINI A-SETE	
TELEPHONE 801 430-2095 89404	ATTACHES MAS	
✓ Submittal requirements are outlined in the SSID (Submittal St	, , , , , , , , , , , , , , , , , , ,	
** THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF **	
ZONE	LANDSCAPING/SCREENING REQUIRED: YESNO	
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL MAXIMUM HEIGHT ## 10	PARKING REQUIREMENT: YES FOR SITE PLAN AND O READ SPECIAL CONDITIONS: ELEVATIONS MUST ISE INTERPRET CILOTED BLOCK @ FRONT ELEVATIONS MUST LIMITUSE OF ET 4 AND EFZ TOLETHER, POR RADAM	
MAXIMUM COVERAGE OF LOT BY STRUCTURES/A_	CENSUS TRACT TRAFFIC ZONE ANNX	
Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspecisued by the Building Department (Section 307, Uniform Building guaranteed prior to issuance of a Planning Clearance. All other recissuance of a Certificate of Occupancy. Any landscaping required condition. The replacement of any vegetation materials that die or an and Development Code.	by the Community Development Department Director. The structure ction has been completed and a Certificate of Occupancy has been Code). Required improvements in the public right-of-way must be juired site improvements must be completed or guaranteed prior to by this permit shall be maintained in an acceptable and healthy e in an unhealthy condition is required by the Grand Junction Zoning	
Four (4) sets of final construction drawings must be submitted and st One stamped set must be available on the job site at all times.	tamped by City Engineering prior to issuing the Planning Clearance.	
I hereby acknowledge that I have read this application and the informal laws, regulations, or restrictions which apply to the project. I understand but not necessarily be limited to non-use of the building(s).		
Applicant's Signature <u>arw</u>	Date 6 13-02	
Department Approval SIL XIII	Date 6-13-02	
Additional water and/or sewer tap fee(s) are required: YES	NO WO No. Circlia used	
Utility Accounting	Date 6/13/02	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Secti	on 2.2.C.1 Grand Junction Zoning and Development Code)	

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)