

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

BLDG PERMIT NO. <u>85000</u>
FILE # <u>FP.2001-087</u>

PLANNING CLEARANCE

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

7.35000
 RW

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2464 HWY 650
 SUBDIVISION GRAND MESA CENTER
 FILING _____ BLK _____ LOT 1

TAX SCHEDULE NO. 2995-091-21-001

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 21,000

SQ. FT. OF EXISTING BLDG(S) SEE ATTACHED SITE PLAN

OWNER AG BAKER
 ADDRESS 1701 LEE BRANCH WY
BIRMINGHAM, AL 35242
 TELEPHONE 205 969-1000

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 - RIO CONSTR
 ADDRESS 935 WALL AVE, OGDEN, UT
84404
 TELEPHONE 801 430-2095

DESCRIPTION OF WORK & INTENDED USE: 4 SHOPS

A, B, C SHOPS, MINI A - SEE

ATTACHED MAP

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

RETAIL SPACE

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 15 from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10 from PL

PARKING REQUIREMENT: YES

MAXIMUM HEIGHT 40

SPECIAL CONDITIONS: PER SITE PLAN AND 1) REARZ
ELEVATIONS MUST BE INTEGRAL
COLORS BLOCK 2) FRONT ELEVATIONS MUST LIMIT USE
OF EF4 AND EF2 TOGETHER, PER RANOM
NALLAZI - MEYER

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

CENSUS TRACT 7 TRAFFIC ZONE 7 ANNEX _____

* RETIACIS FOUNDATION ONLY PERMIT # 84609

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

Date 6-13-02

Department Approval Bill Baker

Date 6-13-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>not used</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/13/02</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)