

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>84386</u>
FILE # <u>SPR-2002-057</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 2299 W. Ridges Blvd.

TAX SCHEDULE NO. 2945-202-46-016

SUBDIVISION Redlands Mesa

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2376 SF

FILING 1 BLK — LOT —

SQ. FT. OF EXISTING BLDG(S) 0

OWNER Redlands Mesa LLC - Dave Slemmon

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 900 Valley Road Carbondale, CO 81623

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE (970) 704-1011

USE OF ALL EXISTING BLDGS —

APPLICANT Thompson-Langford Corp.

DESCRIPTION OF WORK & INTENDED USE Construction

ADDRESS 529 25 1/2 Rd. B-210 GJ, CO 81505

of temporary sales center and parking lot

TELEPHONE (970) 243-6067

✓ **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 PD

LANDSCAPING/SCREENING REQUIRED: YES NO

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

PARKING REQUIREMENT: see plan

MAXIMUM HEIGHT —

SPECIAL CONDITIONS: Existing sales center must be removed prior to C.O. being issued for new center - or DIA in place

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 1401 TRAFFIC ZONE 96 ANNX —

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 2/25/02

Department Approval [Signature]

Date 4-30-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14879</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/1/02</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)