

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

(2)

BLDG PERMIT NO. <u>None</u>
FILE #

### 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 \_\_\_\_\_  
 FILING 1 BLK 8 LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 OWNER Redlands Mesa LLC NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 ADDRESS 2299 W Ridges Blvd CONSTRUCTION \_\_\_\_\_  
 TELEPHONE 255-7400 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 APPLICANT CLC USE OF ALL EXISTING BLDGS \_\_\_\_\_  
 ADDRESS Box 1533 DESCRIPTION OF WORK & INTENDED USE: mailbox  
 TELEPHONE 234-2400 envelope for existing mailboxes  
 ✓ 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: TB  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 MAXIMUM HEIGHT \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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.

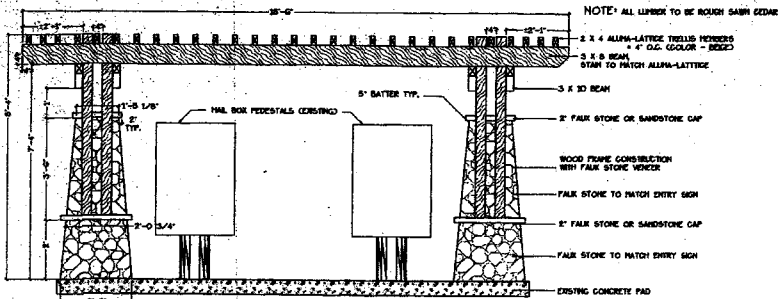
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature Kelvin Melot Date 11-7-02  
 Department Approval Kathleen M. Pordun Date 11-6-02

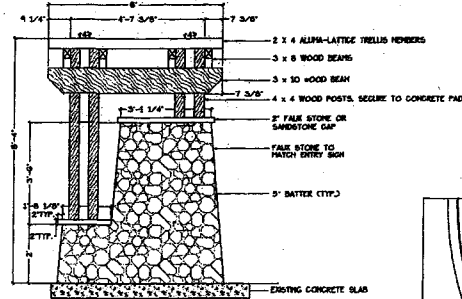
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>A Benseley</u>		Date <u>11/7/02</u>

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

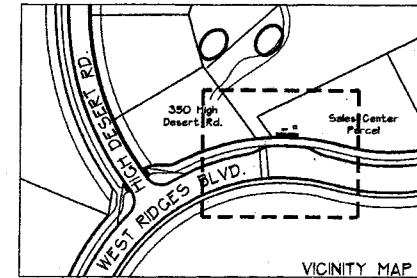
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



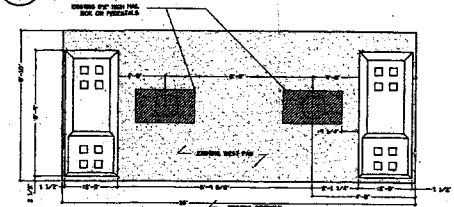
A FRONT VIEW  
SCALE: 1/2" = 1'-0"



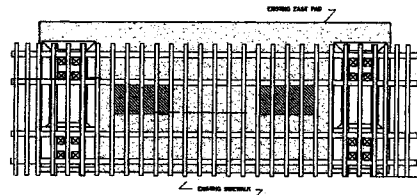
B SIDE VIEW  
SCALE: 1/2" = 1'-0"



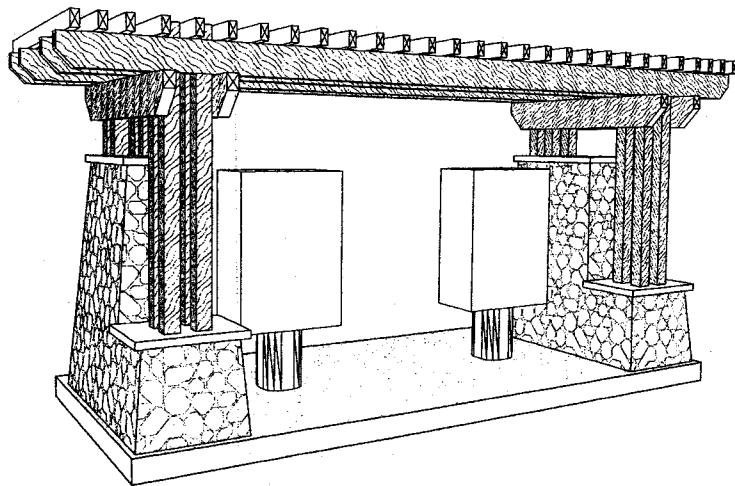
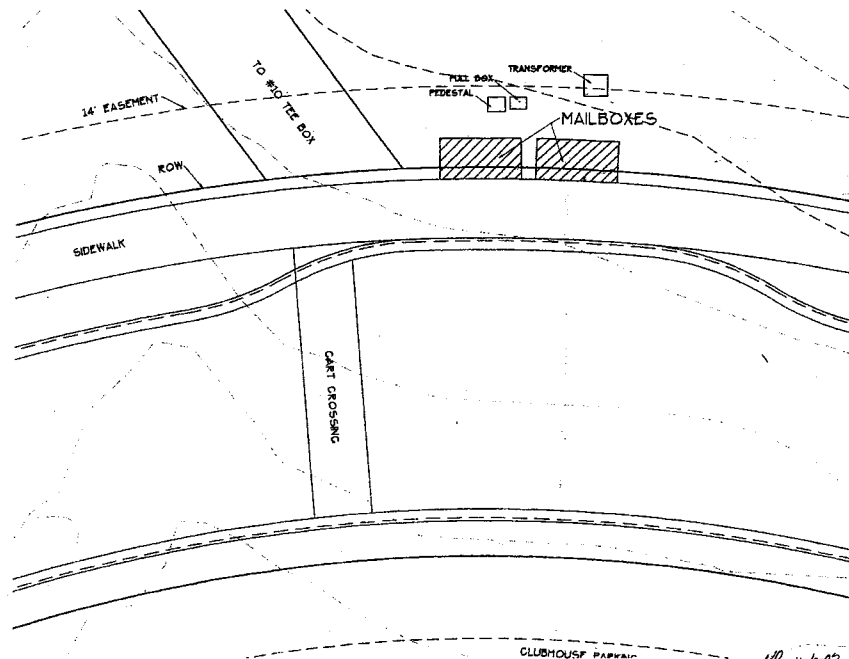
C TYPICAL TWO PAD ENCLOSURE INSTALLATION  
WESTSIDGES - HIGH DESERT ROAD



EXISTING WEST PAD SHOWN WITH LOCATION OF TRELLIS BASES AND MAIL BOX PEDESTALS



EXISTING EAST PAD SHOWN WITH TRELLIS IN PLACE



E MAIL BOX ENCLOSURE PERSPECTIVE  
SCALE: 1/2" = 1'-0"

**MAILBOX ENCLOSURE SITE PLAN**  
**REDLANDS MESA, GRAND JUNCTION**

DRAWN BY: KE  
CHECKED: CR  
JOB NO.: 0228  
DATE: 10-30-02  
REVISIONS: 9-30-02  
10-3-02

DRAWING NO.: 0228-10-30-02-1

SHEET NO.: 1 OF 1

STATUS:  
○ DRAFT  
○ PRELIMINARY  
○ BID  
○ CONSTRUCTION  
○ AS BUILT

CIAVONNE & ASSOCS., INC.

LANDSCAPE AND PLANNING ARCHITECTS  
844 GRAND AVE.  
GRAND JCT. CO. 81501  
PH: 970-241-0746  
FAX: 970-241-0765  
EMAIL: ciavonne@jgll.net

ACCEPTED 10-30-02  
BY CHANGE OF SETBACKS MUST BE  
APPLICANTS  
AND QUALITY TO PROPERLY  
DATE AND IDENTIFY EASEMENTS  
& PROPERTY LINES