

FEE \$ 10.00

BLDG PERMIT NO. 50154

drainage fee - \$177.00

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 779 22 RD.

TAX SCHEDULE NO. 2697-362-02

SUBDIVISION VAUEE WEST SUB.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000

FILING 2 BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 15,000

(1) OWNER PIERCE-HARDY REAL ESTATE

NO. OF DWELLING UNITS BEFORE: 80 AFTER: 140 CONSTRUCTION

(1) ADDRESS 4121 WASHINGTON RD
MC NEELEY, P.A.

NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 4 CONSTRUCTION

(1) TELEPHONE (412) 941-8497

USE OF ALL EXISTING BLDGS Commercial Lumber

(2) APPLICANT GUY KRAFT

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 2322 Hwy 6450

14' x 71' Storage Shed - lean to, open on one side - roof over existing storage

(2) TELEPHONE 241-4537

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 I-1

Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt no change

Side 0 from PL Rear 0 from PL

Special Conditions: -Must meet Fire Dept. requirements - Drainage fee - \$177.00

Maximum Height 65'

CENSUS TRACT 15 TRAFFIC ZONE 1

Maximum coverage of lot by structures _____

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 G.J. 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 Guy Kraft

Date 9/29/94

Department Approval Kathy Portin

Date 9/29/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X

WIO No. 3025-0010-011

Utility Accounting Richardson

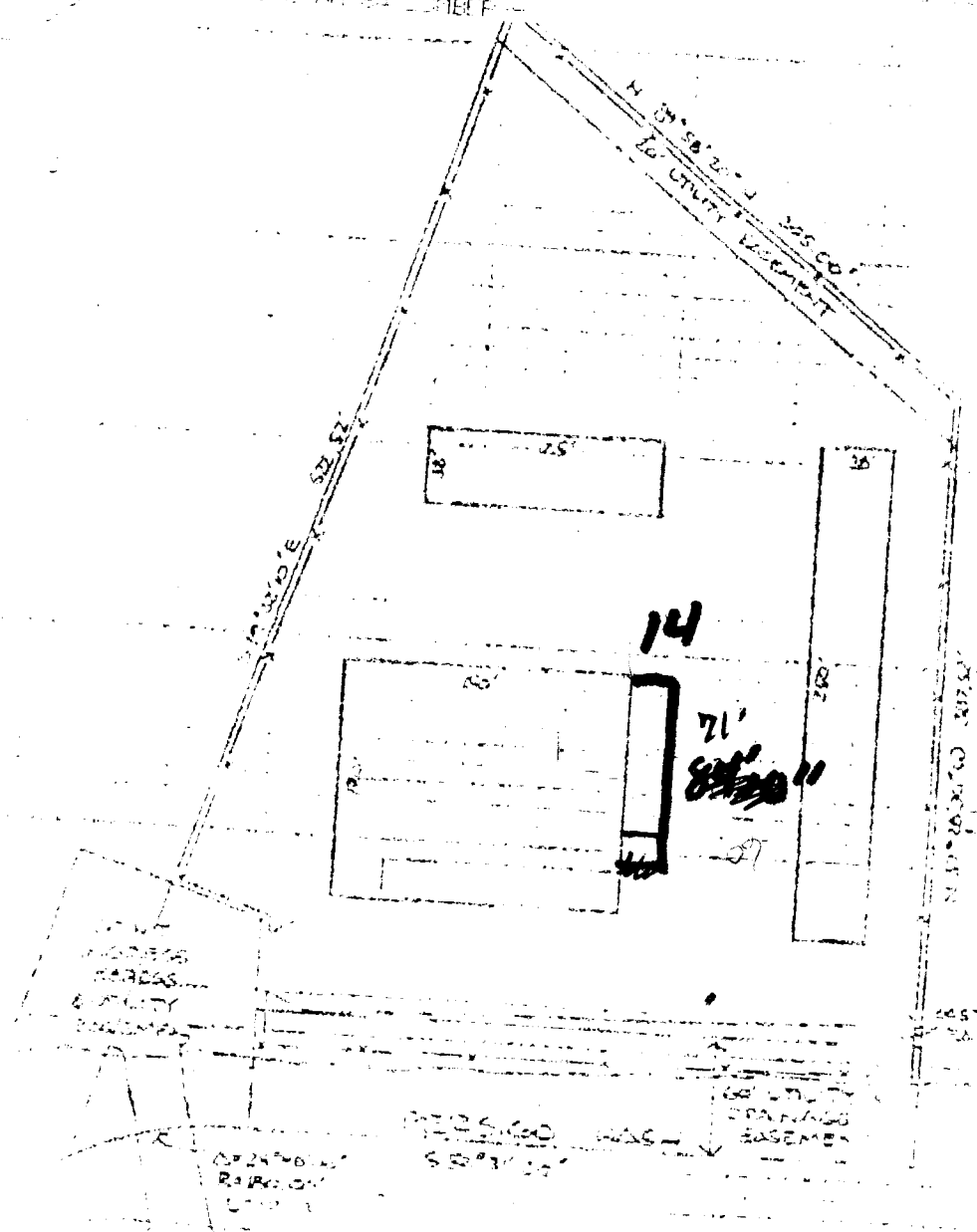
Date 9-29-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

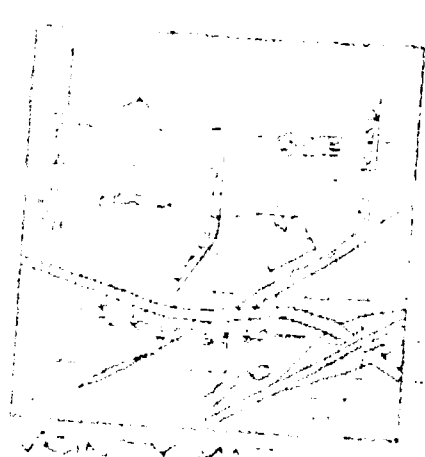
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PROPERTY SUBJECT

141 X 841 1/2



NEEDING
GRADE PLANS
TOTAL SITE AREA



ACCEPTED *RP 9/29/94*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.