

FEE \$ 10.00

Fee to be paid thru funds transfer

BLDG PERMIT NO. 50267

PLANNING CLEARANCE

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

Grand Junction Community Development Department

10-5-1360-01-3



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 567 W. COLORADO TAX SCHEDULE NO. 2945 154 00945
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 300
 (1) OWNER CITY OF GRAND JCT. NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 250 N. 5TH
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION
 (1) TELEPHONE 244-1549
 USE OF ALL EXISTING BLDGS Rest Rooms
 (2) APPLICANT RON FELT
 DESCRIPTION OF WORK & INTENDED USE: _____
 (2) ADDRESS SAME
 (2) TELEPHONE SAME PICNIC SHELTER

✓ 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 PZ Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Special Conditions: _____
 Maximum Height _____
 Maximum coverage of lot by structures _____ CENSUS TRACT 9 TRAFFIC ZONE 43

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 Ron Felt Date 10-26-94

Department Approval Marcia Potts Date 10-26-94

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

Utility Accounting Judy Shaper Date 10/26/94

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)



ACCEPTED *MD 10-26-94*
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.

ALLEY

240'

125'

TINY AREA

pond
River

CONTROLLER LOCATION

EXISTING PLANTING 10'x30'

NEW 16'x20' PLANTING SHELTER

W. Colorado

