

FEE \$	<u>1000</u>
TCP \$	<u> </u>
DRAINAGE FEE \$	<u> </u>

BLDG PERMIT NO.	<u>53652</u>
FILE #	<u> </u>

*PC
JCP*

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3008-0960-01-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 544 28 1/4 Rel. TAX SCHEDULE NO. 2943-073-00-941

SUBDIVISION Columbine Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 256#

FILING BLK LOT SQ. FT. OF EXISTING BLDG(S)

(1) OWNER City of Grand Junction NO. OF DWELLING UNITS
BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS Lincoln Park NO. OF BLDGS ON PARCEL
BEFORE: AFTER: CONSTRUCTION

(1) TELEPHONE 244-1542 USE OF ALL EXISTING BLDGS Concessions

(2) APPLICANT Commercial Bldg. Systems DESCRIPTION OF WORK & INTENDED USE: Mower

(2) ADDRESS 751 Horizon Ct. #242 Storage Bldg

(2) TELEPHONE 970-256-7133

✓ 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 P2 Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) Parking Req'mt
Collector 55' from center of ROW, whichever is greater
0 #10' (Residential)
 Side from PL Rear from PL Special Conditions:

Maximum Height 65'

Maximum coverage of lot by structures CENS.T. 6 T.ZONE 30 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 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 *Janice Coyne* Date 9-25-95

Department Approval *Ronnie Edwards* Date 9-25-95

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

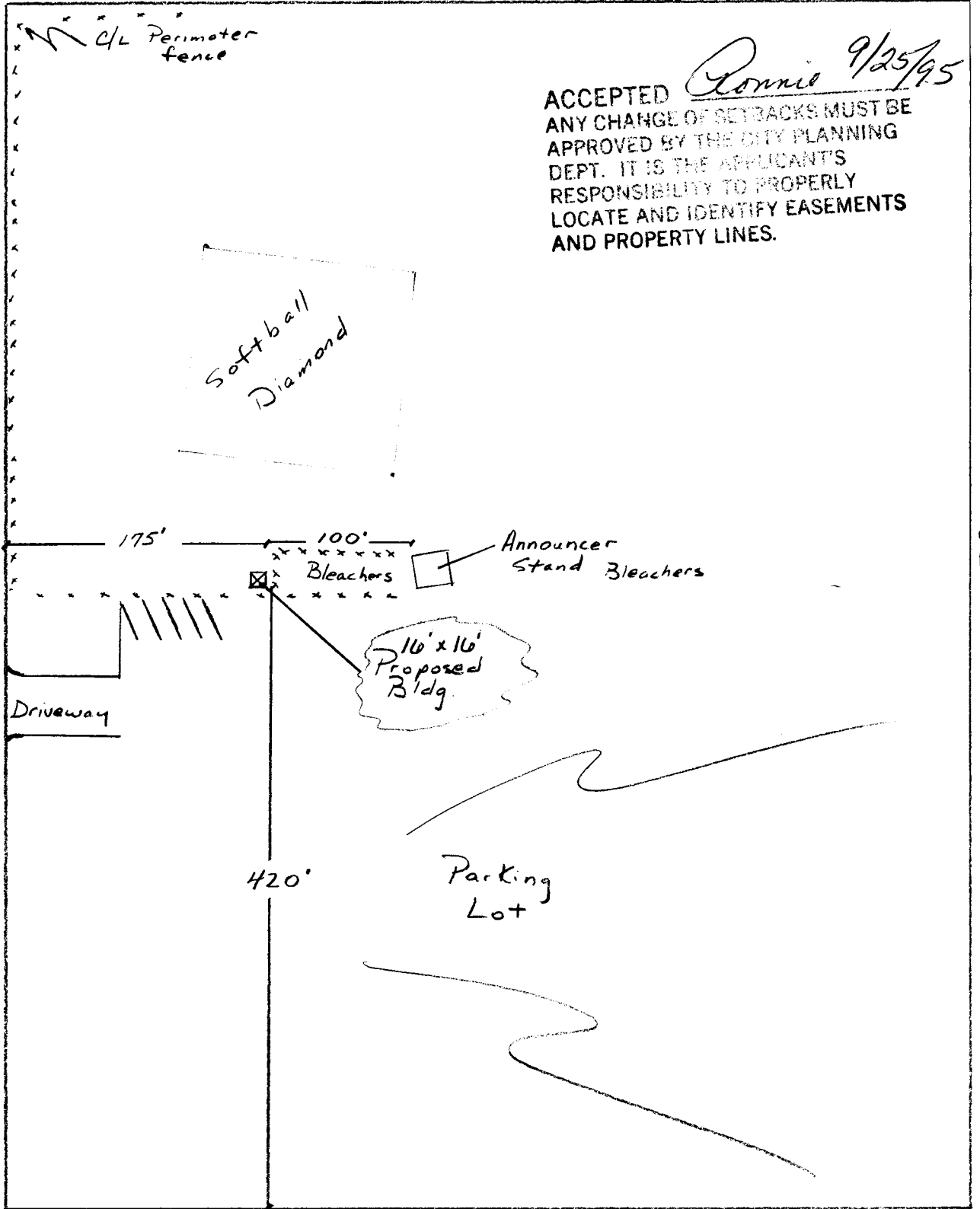
Utility Accounting *Miller Fowler* Date 9-25-95

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

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

Orchard Av.

544 28 1/4 Rd.



28 1/4 Rd.

820'

660'

Site Plan
Columbine Park

(lawn mower storage)