

Planning \$ <u>10-</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>61397</u>
FILE #

PLANNING CLEARANCE

3021-3520-015 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2448 F Road TAX SCHEDULE NO. 2945-043-01-011

SUBDIVISION Fisher Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION Portable - 160# 160#

FILING - BLK - LOT 5 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Wayne A. Fisher NO. OF DWELLING UNITS
 BEFORE: - AFTER: - CONSTRUCTION

(1) ADDRESS 1041 24 Road NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 970 242-0999 USE OF ALL EXISTING BLDGS Legion store

(2) APPLICANT Sane DESCRIPTION OF WORK & INTENDED USE:
new storage shed

(2) ADDRESS _____

(2) TELEPHONE _____

✓ 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 ~~A1~~ H10 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front 65' from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 15' from PL Rear 15' from PL Special Conditions: _____

Maximum Height 65' _____

Maximum coverage of lot by structures 35% Census Tract 9 Traffic Zone 10 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 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 Wayne A. Fisher Date 7-28-97

Department Approval Ronnie Edwards Date 7-30-97

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

Utility Accounting CM Cole Date 7/30/97 # of Emp _____

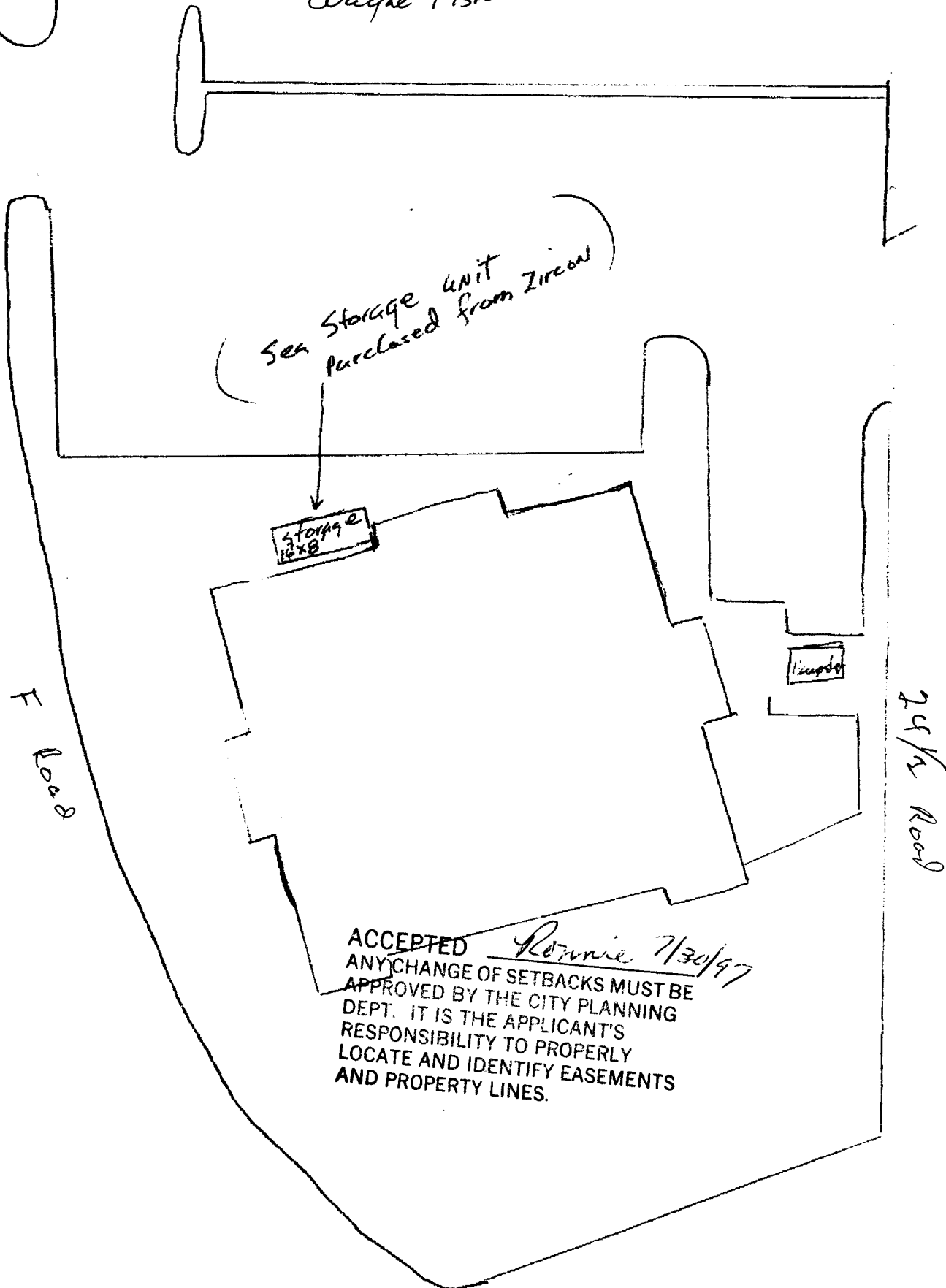
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Werner's Liquor Barn, Inc.
2448 F Road
Grand Junction, CO 81505
303-242-0999

↑
N

Wayne Fisher



ACCEPTED Ronnie 7/30/97
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.