

Planning \$ <u>Paid</u>	Drainage \$ <u>      </u>
TCP \$ <u>      </u>	School Impact \$ <u>      </u>

BLDG PERMIT NO. <u>NA</u>
FILE # <u>SPR 97-012</u>

## PLANNING CLEARANCE

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

**Grand Junction Community Development Department** 00803A00

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 2587 Hwy 6450

TAX SCHEDULE NO. 2945-151-00-004  
2945-151-00-090  
2945-151-00-103  
2945-151-00-003

SUBDIVISION \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Eugene M. Hesse

NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 2587 Hwy 6450

NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 241 5606

(2) APPLICANT Same

USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE: Boat + RV

(2) TELEPHONE \_\_\_\_\_

Storage outdoors on East Side of Property

✓ 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 C-2

Landscaping / Screening Required: YES \_\_\_\_\_ NO ✓

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or  
25 from center of ROW, whichever is greater  
total street

Parking Req'mt \_\_\_\_\_

Side 0 from PL Rear 0 from PL

Special Conditions: Screening

Maximum Height 40

Maximum coverage of lot by structures \_\_\_\_\_

Census Tract 3 Traffic Zone 35 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 Eugene M. Hesse

Date 1/7/97

Department Approval Mike Pelletier

Date 3/14/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO ✓

W/O No. 3001-2750-12-8

Utility Accounting Outdoor storage only

Date 3-14-97

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)