

Planning \$ <u>500</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>1071410</u>
FILE #

PLANNING CLEARANCE

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

*Revised 10/27/98
 Ronnie*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2075 1/2 Broadway TAX SCHEDULE NO. 2947-224-00-045
new assigned address - 2074 1/2 Desert Hill Road
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 168 sq. ft.
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER City of Grand Jct NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 250 W. 5th
 (1) TELEPHONE 242-1372 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (2) APPLICANT City of Grand Jct USE OF ALL EXISTING BLDGS _____
 (2) ADDRESS 250 W. 5th DESCRIPTION OF WORK & INTENDED USE: Pump
 (2) TELEPHONE 242-1372 House to cover driveway range pump

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 _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Parking Req'mt _____
 Special Conditions: _____
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Census Tract K102 Traffic Zone U5 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.

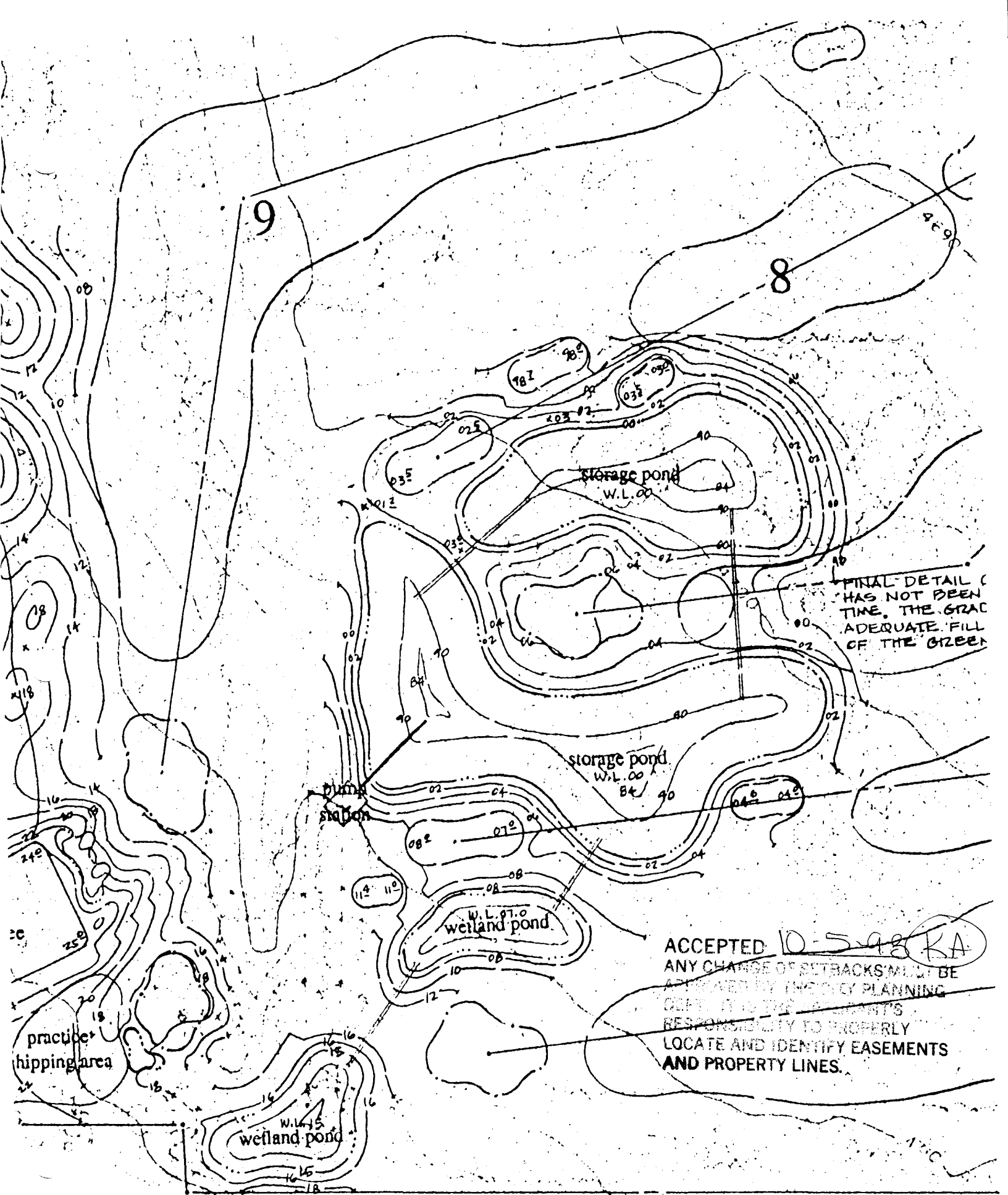
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 _____ Date 10/2/98
 Department Approval Kristen K. Anderson Date 10/5/98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. sewer in next phase - per day
 Utility Accounting Cherhadra Date 10-5-98

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)



Desert Hill Road

GRADING PLAN



CITY OF GRAND JUNCTION
250 North 5th Street
Grand Junction, CO 81501-2668
FAX: (970).244-1599

FACSIMILE

Date: 10-27-98
To: John Byerly
Location: Mesa County Bldg Dept.

Telephone Number: _____
FAX Number: _____

From: Ronnie - City Planning
Telephone Number: (970) 244-1430

Number of Pages Including Cover Sheet: 3

Special Instructions: Hope this works ! ☺

If the telecopy you have received is incomplete or illegible, please call
Ronnie at (970) 244-1430.

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 BEFORE: 0 AFTER: 0 CONSTRUCTION

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

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

Maximum Height _____
 Maximum coverage of lot by structures _____
 Census Tract 402 Traffic Zone U5 Annx # _____

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Applicant's Signature [Signature] Date 10/2/98

Department Approval [Signature] Date 10/5/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. sewer in next phase per city

Utility Accounting [Signature] Date 10-5-98

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)



NOTICE OF ADDRESS CHANGE

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

DATE 10-27-98

NEW NUMBER ROAD OR STREET
2074 1/2 DESERT HILL ROAD

SUBDIVISION — LOT — BLOCK —

The above is the official address of your property as established under the City grid system. Please place this number on your property. If this is not the address you now use, please notify all correspondents affected.

OLD ADDRESS
2075 S. Broadway

TAX SCHEDULE NUMBER 2947-224-00-945

This address is no longer effective.

Thank you,

City of Grand Junction
Community Development Department

- xc: Cable Television
- Ute Water
- Public Service
- U.S. West/U.S. Postal Service
- Mesa County Assessor/Mesa County Bldg. Dept.
- Fire Department/Police Department
- City Utilities
- Colorado Dept. of Health/Mesa County Health Dept.
- Mesa County Elections

*2075 South Broadway
is already assigned
to a residence under
the tax #2947-271-00-01**