

Planning \$ <u>5</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>65007</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 757 HWY 50 TAX SCHEDULE NO. 2945-2001, 14.014

SUBDIVISION Benton Canyon Addn SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1102

FILING BLK 27 LOT 1579 ^{to PMH} SQ. FT. OF EXISTING BLDG(S) 793

(1) OWNER SOMBAT BECKER NO. OF DWELLING UNITS
 BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS same NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 970-255-8444 USE OF ALL EXISTING BLDGS Restaurant

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE:
Storage shed (w/cooler)

(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 H0 Landscaping / Screening Required: YES — NO —

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

Side 15' from PL Rear 15' from PL Special Conditions: Treated as similar to interior remodel i.e. - no impact

Maximum Height _____ Census Tract 13 Traffic Zone 87 Annx # _____

Maximum coverage of lot by structures _____

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 Sombat Becker Date 4-28-98

Department Approval K. Valdez (KA) Date 4-28-98

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

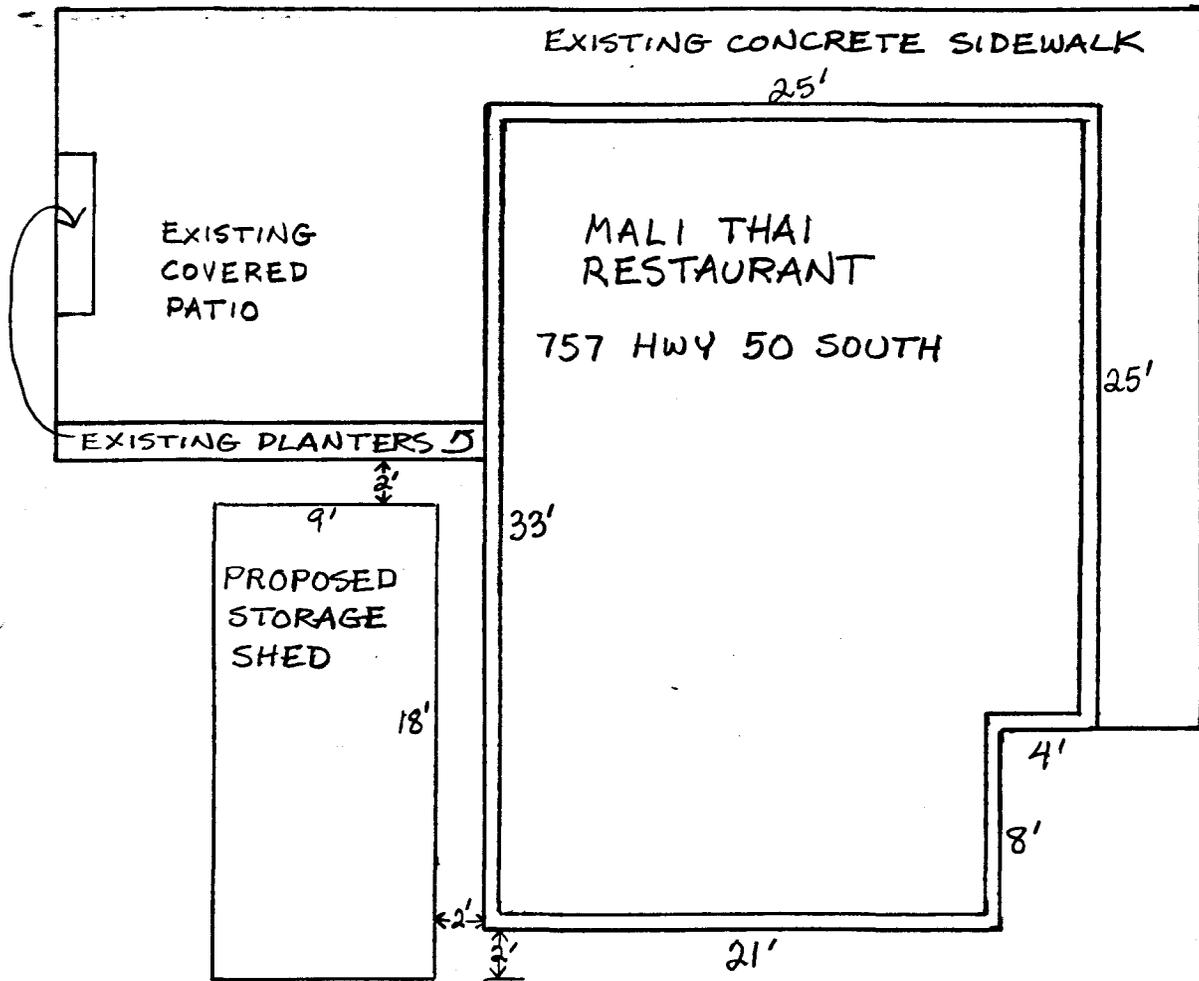
Utility Accounting Nelie Overholt Date 4-28-98

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)

PROPOSED PRE-FAB STORAGE SHED

Hwy 50



Open

ACCEPTED *KV on KA* 4-28-98
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.