

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>73730</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

X

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 225 N. 5th St.
(generator)
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-143-09-010
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) _____

OWNER Alpine Bank
 ADDRESS 225 N. 5th St. G.J. Co
 TELEPHONE 970-243-5600

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____

APPLICANT Sun King
 ADDRESS P.O. Box 3299, G.J. Co 81502
 TELEPHONE 970-245-9173

DESCRIPTION OF WORK & INTENDED USE: 6' x 8' Fence around generator

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 B-3

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 REQUIREMENT: _____

MAXIMUM HEIGHT _____

SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Grand Junction 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 [Signature]

Date 1-28-00

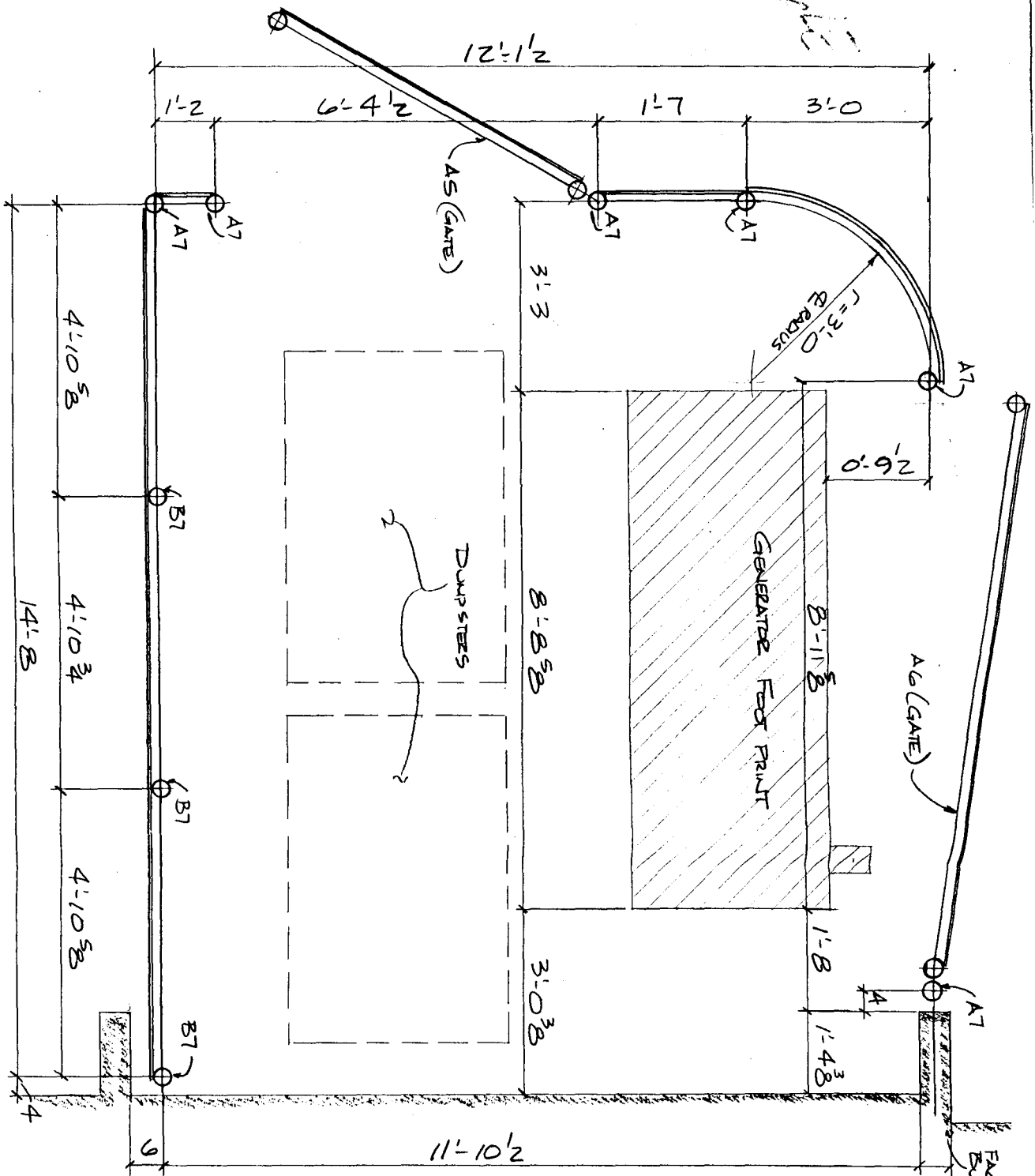
Department Approval [Signature]

Date 1/28/00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>1-28-00</u>

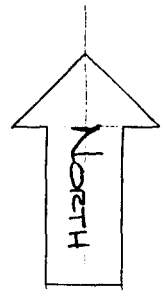
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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



Note

225 N. 5th St



ACCEPTED *W. H. H. 1/28/00*
 ANY CHANGE IN DIMENSIONS OR
 APPROVAL OF THIS DRAWING
 MUST BE MADE BY THE ARCHITECT
 RESPONSIBILITY OF THE ARCHITECT
 TO LOCATE AND IDENTIFY EXISTING
 AND PROPERTY LINES

WORK THIS DRAWG WITH
 E2, E3 & E4

DESCR:	PLAN VIEW
JOB:	GENERATOR ENCLOSURE
LOC'N:	GRAND JUNCTION, CO
ARCH:	
CUST:	SUN KING CONSTRUCTION
BY DATE	
DWN: VMC 1/7	
CHK:	
APPD: 1/11/00	
ISSUED:	
REVISIONS	
Δ	
Δ	
Δ	
Δ	
MO: 30650	
SHT NO: E1	



670-23 ROAD
 GRAND JUNCTION, COLORADO 81505
 TEL. (970) 243-9770 • FAX (970) 241-9770



IRON & SUPPLY, INC.