

Planning \$	Drainage \$	BLDG PERMIT NO.
TCP \$	School Impact \$	FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 652 CROSSING ST. TAX SCHEDULE NO. 2945032-00-166

SUBDIVISION GARRETT ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240 #

FILING 1 BLK 4 LOT 1 SQ. FT OF EXISTING BLDG(S) 0

OWNER Lee Hous NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

CONSTRUCTION

ADDRESS _____

TELEPHONE 234-1091 USE OF ALL EXISTING BLDGS 0

APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS ↑ Same JOB TRAILER

TELEPHONE _____ (temporary only)

✓ *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 RMF-8 LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: 20' from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: 5' from PL REAR: 10' from PL PARKING REQUIREMENT: _____

MAXIMUM HEIGHT 35' SPECIAL CONDITIONS: no foundation

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 10 TRAFFIC ZONE 19 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).

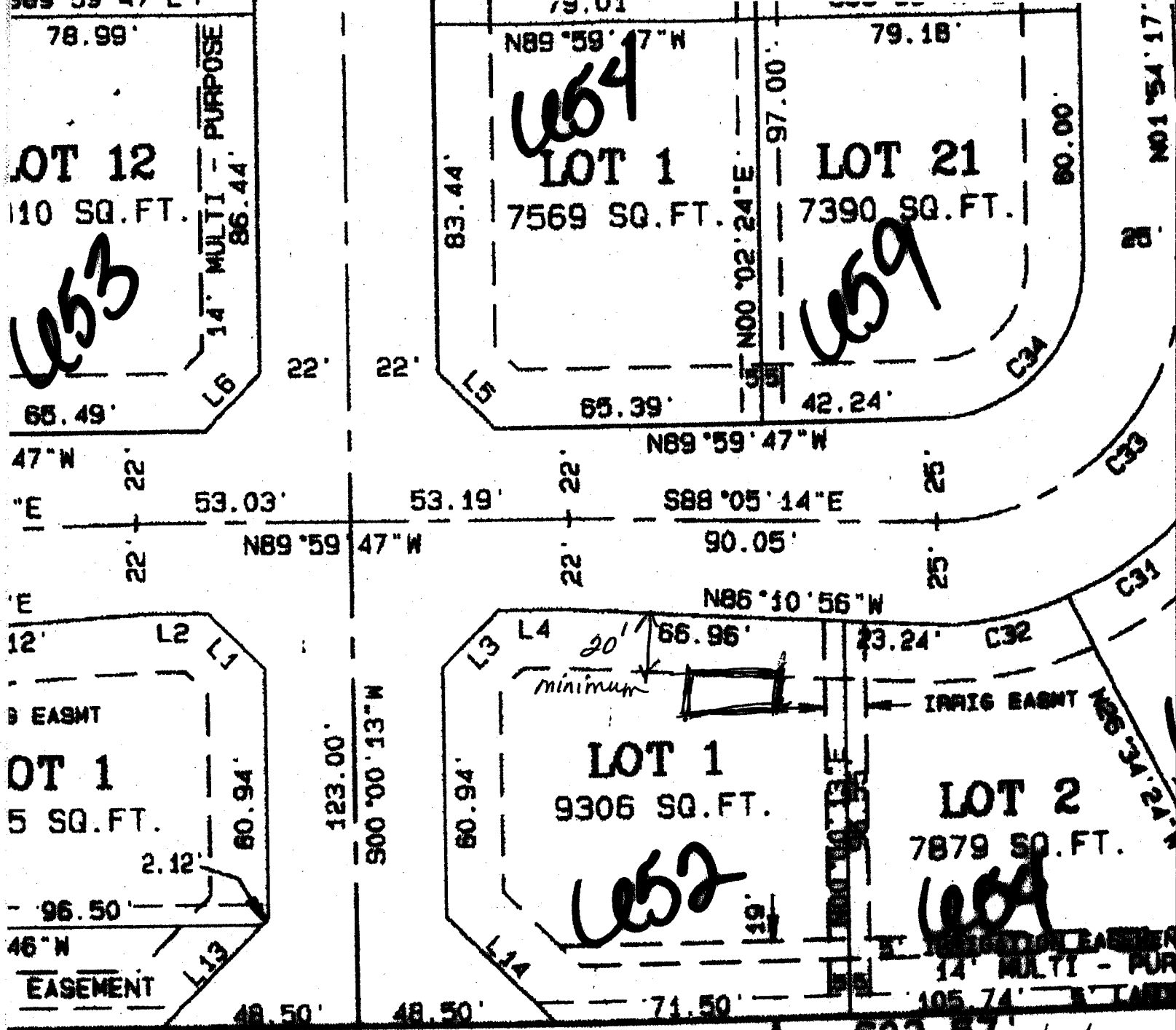
Applicant's Signature [Signature] Date 1/22/01

Department Approval [Signature] Date 1/22/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>1/22/01</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)



F 1/2 ROAD

action based upon discover such defect. be commenced more

ew and approve the building footings.

temporary job trailer front setback must be 20' from property line

ACCEPTED *C. Faye* 1/22/01
 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.

DED. ROADS TRACTS A, B and C LOTS

TOTAL

GARRETT ESTATES SUBDIVISION

BLOCK 3

LOT 5

6256 SQ.FT.

1196 sf

W.S. Crumley

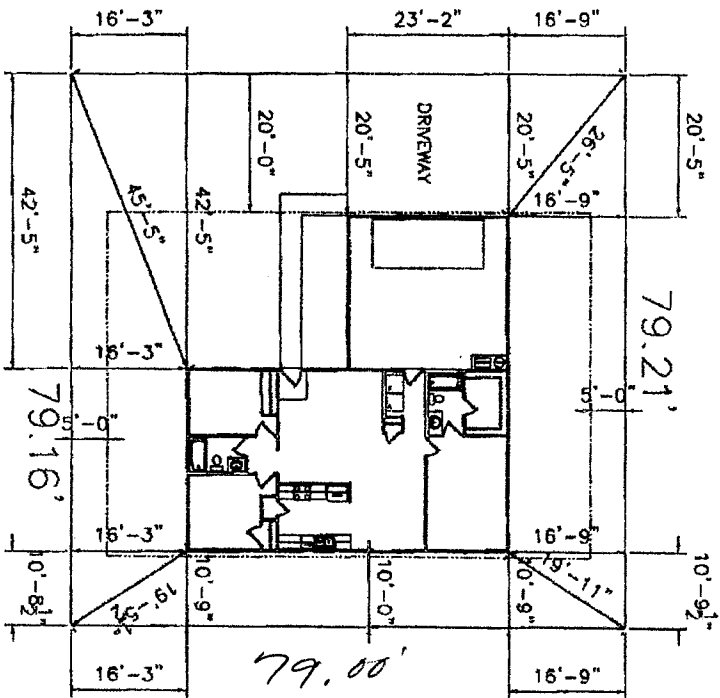
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Wesley Morgan

4/19/01

CROSSING STREET

79.00'



*Drive OK
DWR
4/6/01*