

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

(2)

BLDG PERMIT NO. <u>86712</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

BUILDING ADDRESS 1404 VTE AVE
 SUBDIVISION Keiths ADD.
 FILING _____ BLK D LOT 31432
 OWNER VFW Post 1247
 ADDRESS 1404 VTE AVE
 TELEPHONE (970) 242-9940
 APPLICANT JOSEPH FROST
 ADDRESS 1404 VTE AVE
 TELEPHONE (970) 53242-9940

TAX SCHEDULE NO. 2945-133-17-972
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: Cooler- Food Storage

✓ 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-1
 SETBACKS: FRONT: 25' from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10' from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 2 TRAFFIC ZONE 41 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 Joseph Frost Date 9-18-01
 Department Approval Hayleen Handerson per Bill Nebeker Date 9-18-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg unless</u>
Utility Accounting <u>[Signature]</u>			Date <u>9/18/01</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)

MATCH TOP OF GUTTER FL = 4592.10

20' ALLEY

EXISTING ELEV. 4593.38 CITY OF GRAND JUNCTION SEWER

LIMIT OF ASPHALT WORK

2" PUBLIC SERVICE CO. GAS MAIN

FL = 4593.30

FL = 4593.00

PROPERTY LINE (TYP.)

4592.94 EXISTING

FL = 4592.40

4592.31 EXISTING

PROPOSED LANDSCAPE AREA

VERTICAL CURB BOTH ENDS (TYP.)

FL = 4591.80

TOP OF ASPHALT TO MATCH TOP OF SIDEWALK

8x10' COOLER

9-18-01
ACCEPTED *Debrae Henderson*
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.

SCALE: 1" = 20'

SOUTH 14TH STREET

UTE AVENUE

OF GRAND JUNCTION WATER MAIN
CITY OF GRAND JUNCTION WATER SERVICE
CONNECT 2 INCH WATER SERVICE FROM MAIN IN PLACE OF EXISTING LINE SEE PLUMBING PLAN FOR DETAILS
RANDOM EXISTING LINE PER CITY REQUIREMENTS

