

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

(Handwritten initials)

DG PERMIT NO. <u>800594</u>
FILE # <u>MSP-2002-187</u>

## 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 460 28 1/2 RD

SUBDIVISION BRAWLEY

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3

OWNER LARRY KISLING

ADDRESS 460 28 1/2 RD

TELEPHONE (970) 242-7105

APPLICANT LARRY KISLING

ADDRESS 460 28 1/2 RD

TELEPHONE (970) 242-7105

TAX SCHEDULE NO. 2943-181-09-007

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 988

SQ. FT OF EXISTING BLDG(S) 3200

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
CONSTRUCTION

USE OF ALL EXISTING BLDGS SHOP OFFICE

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
CONSTRUCT SHED FOR 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 I-1

SETBACKS: FRONT: 15' from Property Line (PL) or  
from center of ROW, whichever is greater

SIDE: 5' from PL REAR: 10' from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR=2

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

CENSUS TRACT 7 TRAFFIC ZONE 99 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).

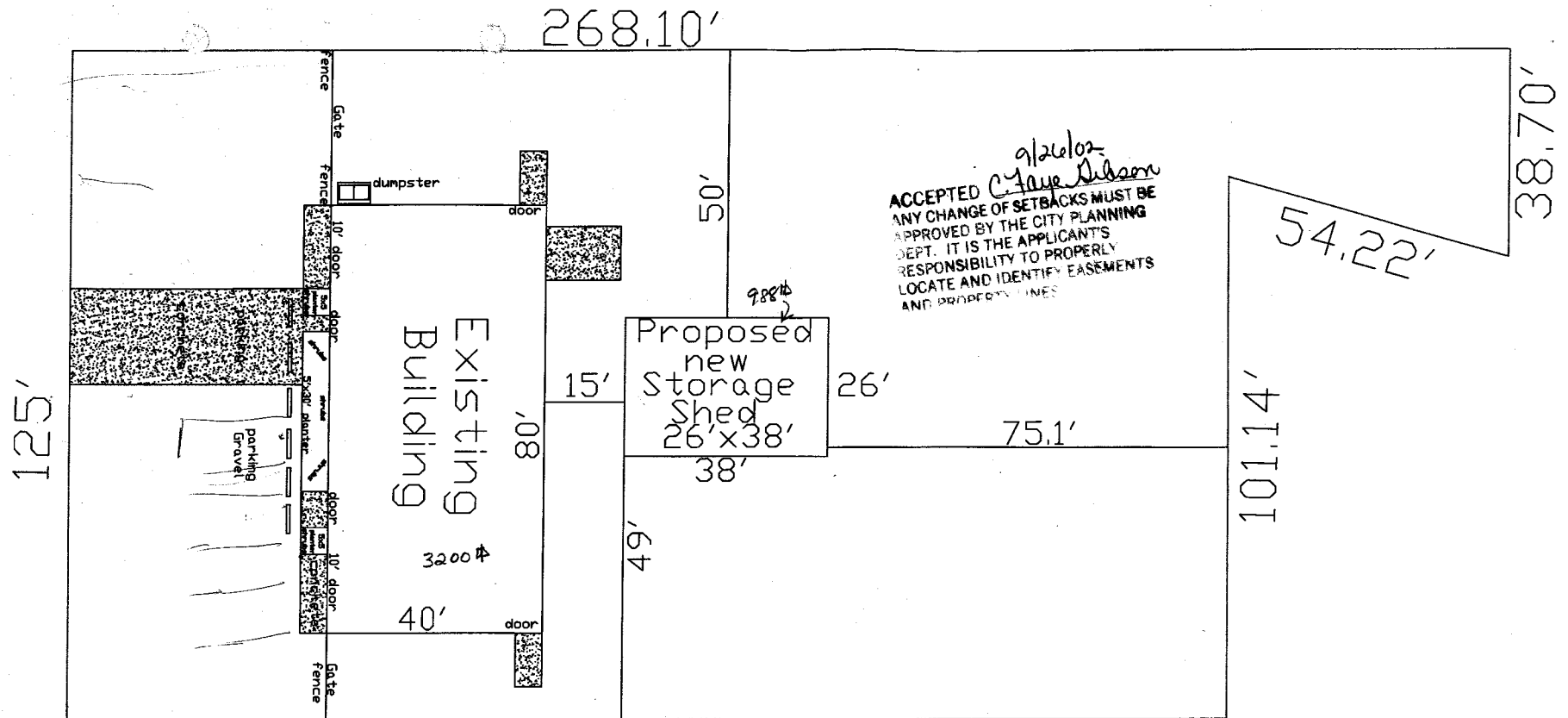
Applicant's Signature Larry R. Kisling Date 9-9-2002

Department Approval Carol Wilson per Ronnie Edwards Date 9/26/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>9/26/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



5x5 planters contains: 216.29'

- Tomato Vine 3 1/2'
- Carpet of snow ground cover

5x30 planter contains:

- 4 - Euonymus Shrubs 18"
  - Tomato Vine 4'
  - Zucchini Plant 3'
  - Red and White Petunias ground cover
  - Carpet of snow ground cover
- $N/A$   
 $217 \times 125 = 27,125 \text{ sq ft}$   
 $100\% = 11 \text{ trees} \& 91 \text{ shrubs}$   
 $31\% = 4 \text{ trees} \& 28 \text{ shrubs}$   
 provide landscape plan (professional done)  
 parking = 1.1 sp./employee

Larry Kisting Machine Shop  
 Plot plan for Storage Shed  
 460 28 1/2 Rd  
 Grand Junction, CO. 81501

31% increase in  
 wldg area -

