

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

BLDG PERMIT NO. <u>None</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 333 S. 12th

SUBDIVISION _____

FILING _____ BLK ✓ LOT _____

OWNER Lee + Ray Baker

ADDRESS 2832 Oxford Ave

TELEPHONE _____

APPLICANT Environmental Audit

ADDRESS 225 Nth 5th

TELEPHONE 970-245-5897

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

TAX SCHEDULE NO. 2945-144-30-017

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

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

USE OF ALL EXISTING BLDGS used car lot

DESCRIPTION OF WORK & INTENDED USE: _____
temp shed to house blower +
compressor - installing air sparge system

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

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

SIDE: 0' from PL REAR: 10' from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: None

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).

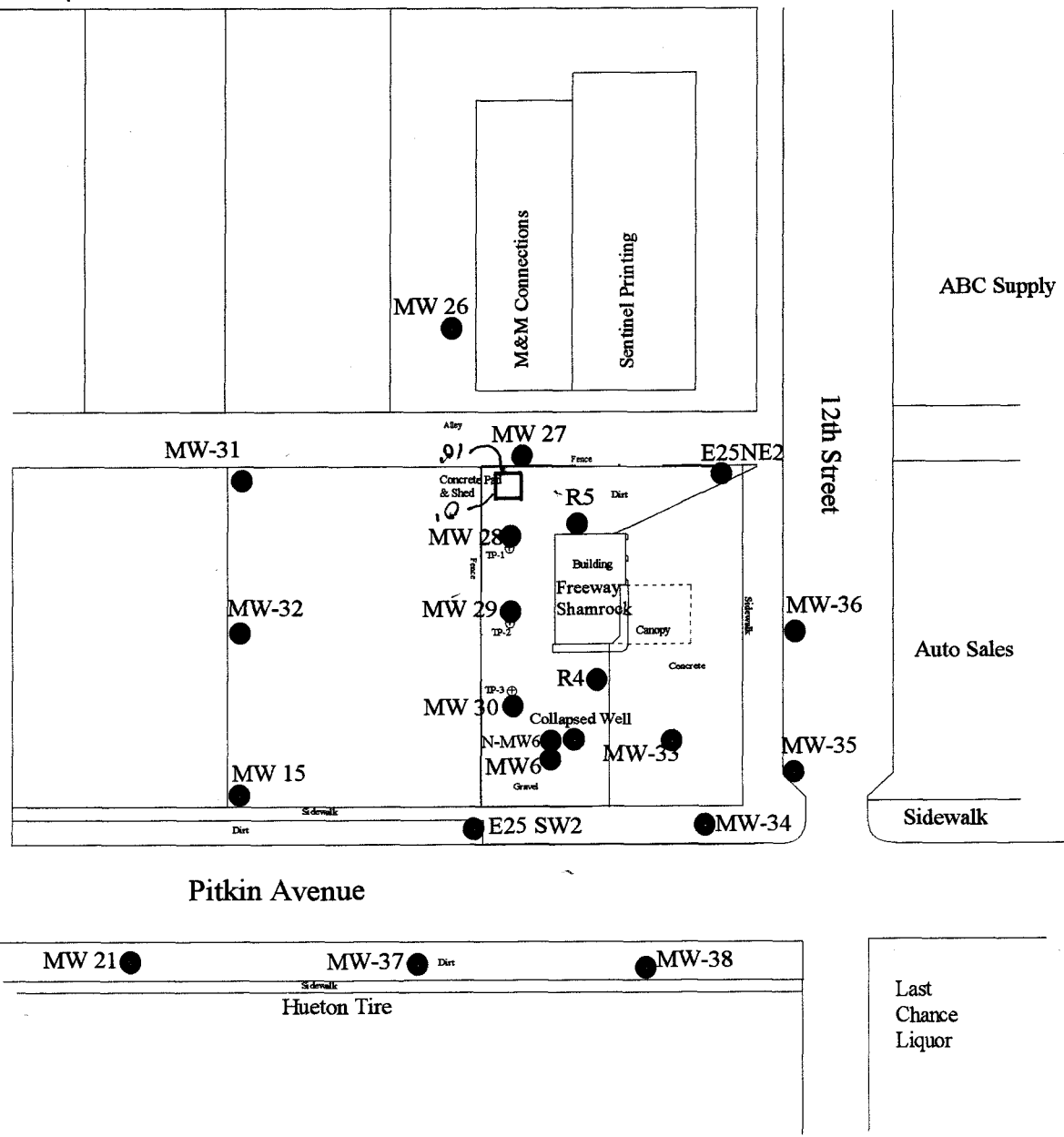
Applicant's Signature Nicki Dean Date 7-8-03

Department Approval Gayle Wilson per Santa Costello Date 7/8/03

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>7/8/03</u>

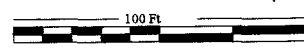
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Cheryl Rubin
 7/8/03



Environmental, Audit & Assessment, Inc.
 225 N 5th St. Suite #8
 Grand Junction, CO 81501
 Phone: (970) 245-5897

Groundwater Sample Location Map
 Freeway Diamond Shamrock
 333 12th Street
 Grand Junction, CO 81501

Drawn By: *Wes D'Aponti*
 Revised by: *E. Dunning*
 Date: *May 2003*
 Scale: *As Shown*