

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>90522</u>
FILE #

No Charge

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 1140 S. 5th St
 SUBDIVISION South 5th St. Subdivision
 FILING _____ BLK 2 LOT 1

TAX SCHEDULE NO. 2945-232-03-941
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480#
 SQ. FT OF EXISTING BLDG(S) -0-

OWNER City of Grand Junction
 ADDRESS 250 N. 5th St.
 TELEPHONE 244-1425

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

APPLICANT Jim Shanks
 ADDRESS 250 N 5th St
 TELEPHONE 244-1425

DESCRIPTION OF WORK & INTENDED USE: 2 Temporary Construction trailers for CSEP basin B project - July 22 - May 15, 2004

✓ 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-2
 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 40
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: _____
 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 James J Shanks
 Department Approval Misha Wagon

Date 7/22/03
 Date 7/22/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Oberholt</u>			Date <u>7/22/03</u>

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

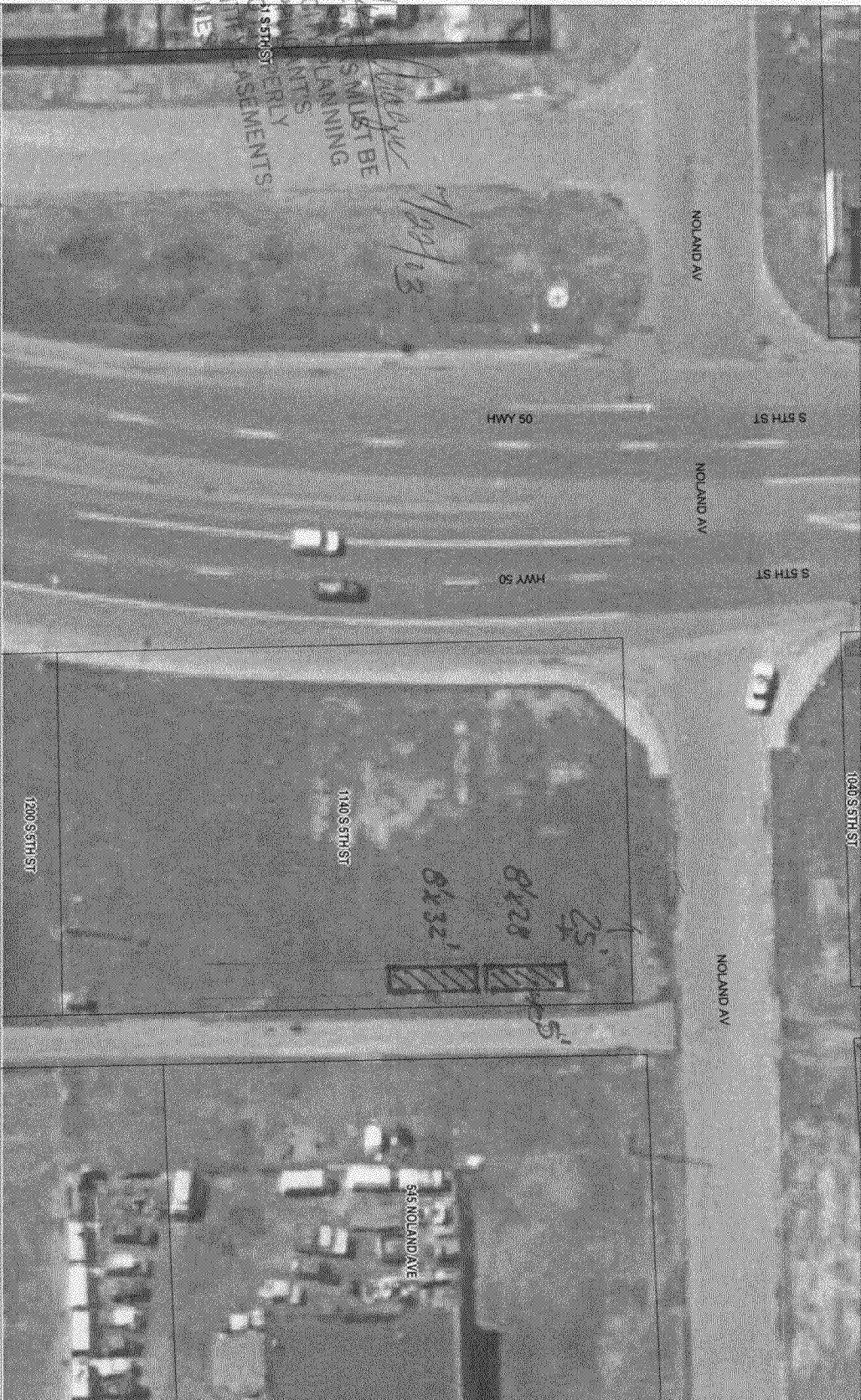
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS City Map ©

*CSEP - Basin & Project Temporary Construction Trailers
July 21, 2003 - May 15, 2004*

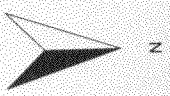
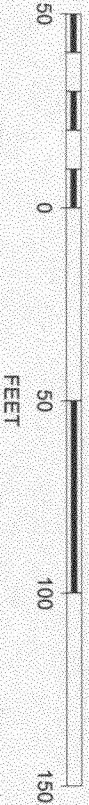
Parcels

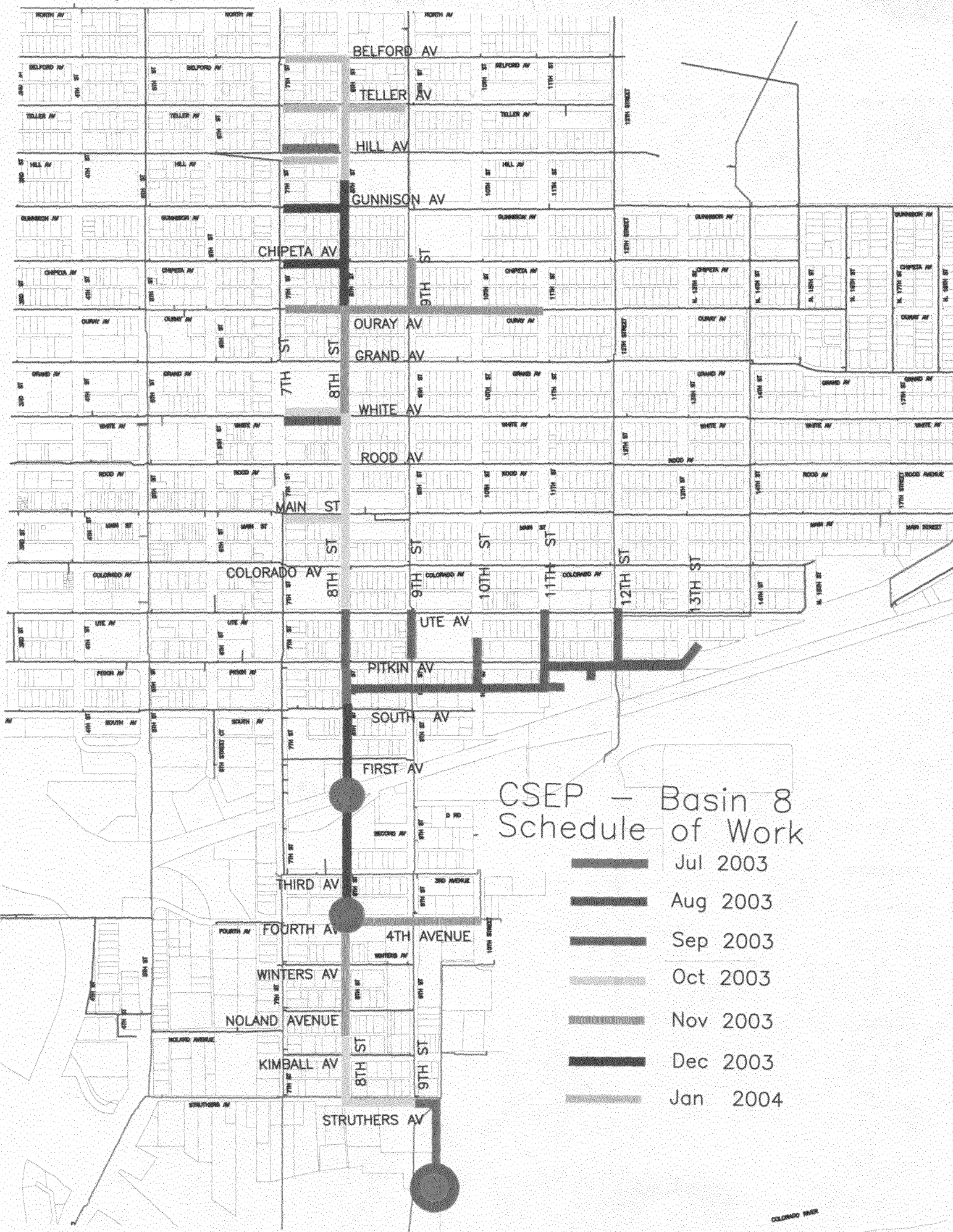
- Address Label
- Air Photos
- 2002 Photos
- Highways
- Streets 2



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S SOLE
 RESPONSIBILITY TO CORRECTLY
 LOCATE AND IDENTIFY
 AND PROPERTY LINES

SCALE 1 : 595





CSEP – Basin 8 Schedule of Work

-  Jul 2003
-  Aug 2003
-  Sep 2003
-  Oct 2003
-  Nov 2003
-  Dec 2003
-  Jan 2004