

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

(A)

BLDG PERMIT NO. <u>91787</u>
FILE # <u>SPR-2003-144</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

### Grand Junction Community Development Department

82912-4891

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2738 Crossroads Blvd  
 SUBDIVISION Crossroads Colo West  
 FILING 2 BLK 3 LOT 7  
 OWNER Cache Properties LLC  
 ADDRESS 1007 N. 7th St  
 CITY/STATE/ZIP Grand Jct CO 81501  
 APPLICANT Sid Squirrell  
 ADDRESS 1007 N. 7th St  
 CITY/STATE/ZIP Grand Jct CO 81501  
 TELEPHONE 241-8909

TAX SCHEDULE NO. 2701-362-35-007  
 SQ. FT. OF EXISTING BLDG(S) 11,200  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) office and storage

DESCRIPTION OF WORK & INTENDED USE:  
Installation of satellite dish for communications.

*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 <u>C-1</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>NOT TO EXCEED 10' IN HEIGHT.</u>
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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 Sid Squirrell Date 10/22/03  
 Department Approval [Signature] Date 10-23-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>dish only</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-23-03</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)

18'-0" SATELLITE COMM. DISH

UTILITY EASEMENT

48.90FC

4749

N89°57'41"W 84.94

4750

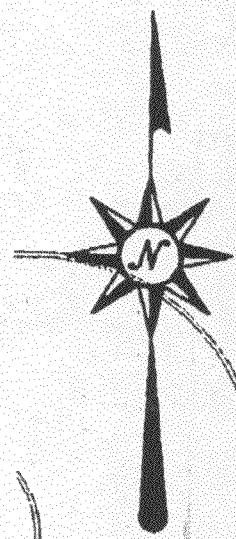
48.40

40 SHED

800 SF  
TOF=48.50

24

18

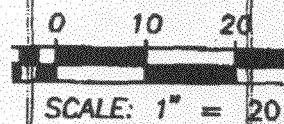


APPROVED FOR CONSTRUCTION

*John P. Pelt* 10-23-08

Date  
Community Development Department

50'00.00' W 115.49'



S32°44'22"W  
115.11'

4748

4747

4747

14' MULTI-PURPOSE EASEMENT

VOE VOE VOE

12" SIDEWALK DRAIN

SEE STANDARD DOCUM  
CAPITAL IMPR  
CONSTRUCTION P  
12" SIDEWALK DRAIN

1% 48.67FC

50'02'19"W 222.45'

79

178.50-26' PANTRY

48.40FC 47.90FL

48.40FC 47.90FL

47.00 47.65

AREA DRAIN  
SUM=48.80  
IN=44.97

48.40FC 47.90FL

50'12'5"

12'59"

47

47

47

47