Planning \$	PAZO	Drainage \$ 1,389 - 00
TCP \$	0	School Impact \$



BLDG PERMIT NO.

FILE # MSP - 2003 - 014

## 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 325 RIVER ROAD	TAX SCHEDULE NO. 2945-154-13-941		
SUBDIVISION GRAND RIJER SUBD.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION		
FILING BLK 7 LOT 2-28	SQ. FT OF EXISTING BLDG(S) 7,250 th		
FILING BLK 7 LOT 2-28  EVEN  CITY OF GRAND JUNCTION  OWNER DEAT. OF MILITARY + VETERANS AFFAIR  VAYENAL GUARD  ADDRESS 325 REVER RUAD	NO. OF DWELLING UNITS: BEFORE O AFTER O ON CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE S AFTER S CONSTRUCTION (INCLUDES STREET)		
TELEPHONE 243 - 1299	USE OF ALL EXISTING BLDGS NATIONAL GUARD SHUP!		
APPLICANT LANDESTON LLC	DESCRIPTION OF WORK & INTENDED USE:		
	CONCRETE EXTENS PARKENS LOT		
ADDRESS 244 N. 7TH STREET CONCRETE EXENTING PARKENG LOT  TELEPHONE 245-4099  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	LANDSCAPING/SCREENING REQUIRED: YES X NO		
SETBACKS: FRONT: V/A from Property Line (PL) or			
from center of ROW, whichever is greater SIDE: from PL REAR: from PL	SPECIAL CONDITIONS: TUSTALL FABRIC SCREENTNG		
MAXIMUM HEIGHT	PER APPROVED SITE PLAN.		
4//1			
MAXIMUM COVERAGE OF LOT BY STRUCTURES	CENSUS TRACT MATTIC ZONE ANNX		
Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspersion by the Building Department (Section 307, Uniform Building guaranteed prior to issuance of a Planning Clearance. All other resissuance of a Certificate of Occupancy. Any landscaping require condition. The replacement of any vegetation materials that die or a and Development Code.	g, by the Community Development Department Director. The structure and a Certificate of Occupancy has been Code). Required improvements in the public right-of-way must be quired site improvements must be completed or guaranteed prior to d by this permit shall be maintained in an acceptable and healthy re in an unhealthy condition is required by the Grand Junction Zoning stamped by City Engineering prior to issuing the Planning Clearance.		
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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)