

Planning \$ <u>10⁻</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

①

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

80812-5853

BUILDING ADDRESS 2325 Hall

SUBDIVISION Regent Sub

FILING BLK 2 LOT 3

OWNER Fred Stewart

ADDRESS 2325 Hall

CITY/STATE/ZIP GJ CO 81501

APPLICANT SAME

ADDRESS

CITY/STATE/ZIP

TELEPHONE 270 9408

TAX SCHEDULE NO. 2945-124-07-035

SQ. FT. OF EXISTING BLDG(S) 1000

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 240+96

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE AFTER
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 3
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) residence/storage

DESCRIPTION OF WORK & INTENDED USE: Storage bldgs

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>accessory RMF-8</u>	LANDSCAPING/SCREENING REQUIRED: YES <u> </u> NO <u>X</u>
SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or <u> </u> from center of ROW, whichever is greater SIDE: <u>3'</u> from PL REAR: <u>5'</u> from PL	PARKING REQUIREMENT: <u>No change</u>
MAX. HEIGHT <u> </u>	SPECIAL CONDITIONS: <u> </u>
MAX. COVERAGE OF LOT BY STRUCTURES <u> </u>	<u> </u>

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 [Signature] Date 12/21/04

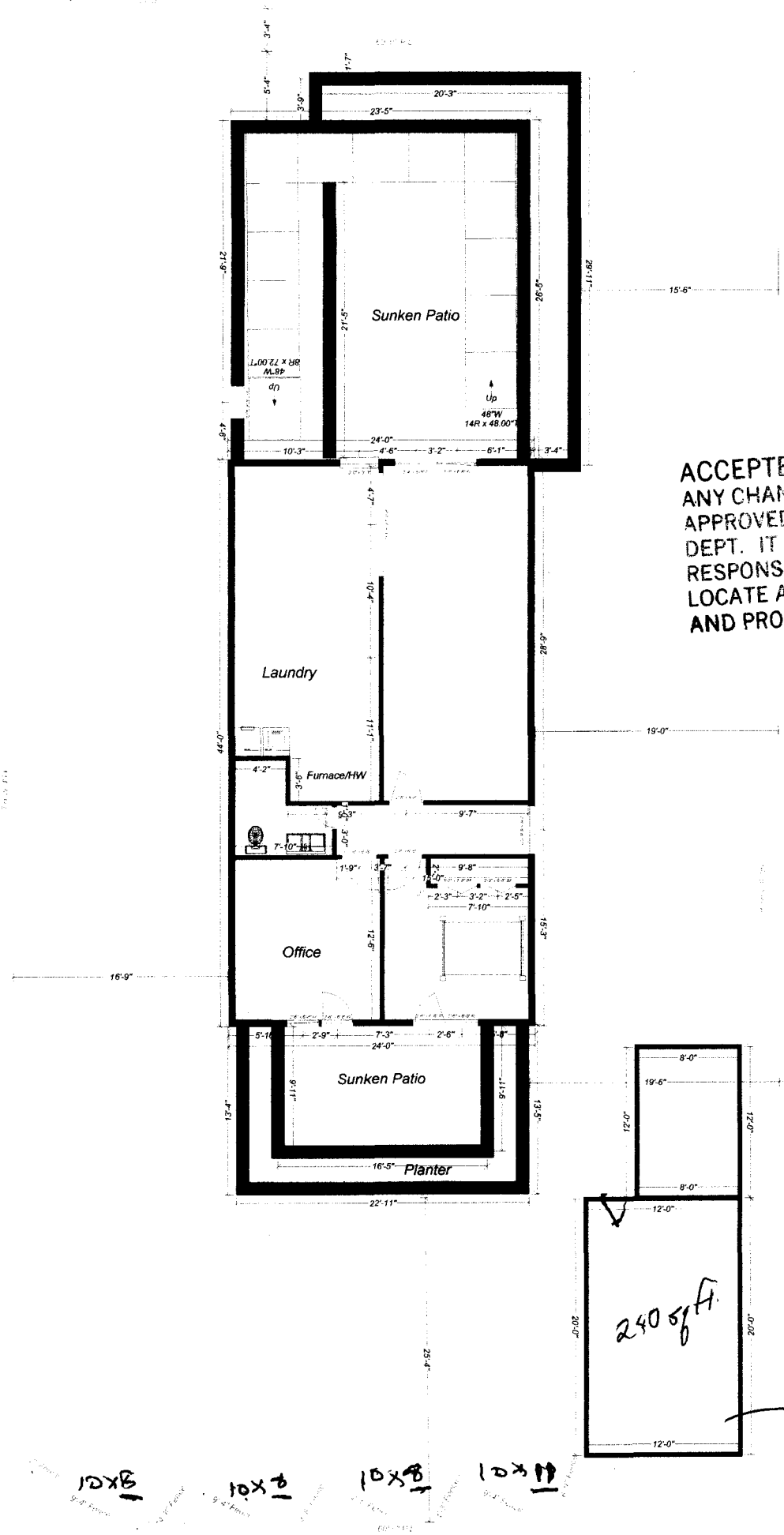
Department Approval [Signature] Date 12/13/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>12/13/04</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)

RMF8
Ronnie Edwards
Bldg Dept.



ACCEPTED *Ronnie Edwards* 12/13/04
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

3325 Hall Ave

requires bldg permit

10x8
10x8
10x8
10x11