

|                         |                           |
|-------------------------|---------------------------|
| Planning \$ <u>5.00</u> | Drainage \$ <u>0</u>      |
| TCP \$ <u>0</u>         | School Impact \$ <u>0</u> |

|                 |
|-----------------|
| 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

BUILDING ADDRESS 2222 Hwy 6+50  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER OCHS Brothers  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_

TAX SCHEDULE NO. 2701-313-00-003  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

APPLICANT United Co  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP CO 81503  
 TELEPHONE 243-4900 - DAN.

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0  
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) Acorn parking lot

DESCRIPTION OF WORK & INTENDED USE: 4 job trailers for I-70 overlay temporary placement til Aug-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 <u>C-2</u><br>SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater<br>SIDE: _____ from PL REAR: _____ from PL<br>MAX. HEIGHT _____<br>MAX. COVERAGE OF LOT BY STRUCTURES _____ | LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u><br>PARKING REQUIREMENT: _____<br>SPECIAL CONDITIONS: <u>Temporary job trailers to be removed by August 2004.</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 Lee Benis Date \_\_\_\_\_  
 Department Approval C Jay Hall Date 3/26/04

|  |     |             |  |
|--|-----|-------------|--|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No <u>Temp Acorn parking lot</u>           |
| Utility Accounting <u>R. V. Anover</u>                 |     |             | Date <u>3/26/04</u> <u>no sewer connection</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)

# job trailers



SCALE 1 : 1,712



ACCEPTED *3/26/04*  
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.

