Planning \$ 5.	00	Drainage \$	Ø	BLDG PERMIT NO.
TCP\$	Ø	School Impact \$	Ø	FILE#

PLANNING CLEARANCE

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

<u>Grand Junction Community Development Department</u>

THIS SECTION TO BE COMPLETED BY APPLICANT						
BUILDING ADDRESS 232 Huy 6458	TAX SCHEDULE NO. 2701-313-00-003					
SUBDIVISION	SQ. FT. OF EXISTING BLDG(S)					
FILING BLKLOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS					
OWNER OCHS Brothers ADDRESS	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION					
CITY/STATE/ZIP	NO. OF BLDGS ON PARCEL: BEFORE O AFTER O					
APPLICANT United &	USE OF ALL EXISTING BLDG(S) ACOM parling let					
ADDRESS	DESCRIPTION OF WORK & INTENDED USE: 4 Aub					
CITY/STATE/ZIP OF 6 8/503	traders for I-To overlay					
TELEPHONE 243-4900 - DAM.	Temporary placement Til Que 2004 al Standards for Improvements and Development) document.					
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF						
ZONE C-2	LANDSCAPING/SCREENING REQUIRED: YESNO					
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL	SPECIAL CONDITIONS: I am non any Joh					
MAX. HEIGHT	trailers to be removed by					
MAX. COVERAGE OF LOT BY STRUCTURES	August 2004.					
Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspiesued by the Building Department (Section 307, Uniform Building uaranteed prior to issuance of a Planning Clearance. All other resuance of a Certificate of Occupancy. Any landscaping required the replacement of any vegetation materials that die or are in a Development Code.	ng, by the Community Development Department Director. The structure section has been completed and a Certificate of Occupancy has been g Code). Required improvements in the public right-of-way must be equired site improvements must be completed or guaranteed prior to by this permit shall be maintained in an acceptable and healthy condition. In unhealthy condition is required by the Grand Junction Zoning and					
Four (4) sets of final construction drawings must be submitted and One stamped set must be available on the job site at all times.	stamped by City Engineering prior to issuing the Planning Clearance.					
I hereby acknowledge that I have read this application and the information and information	mation is correct; I agree to comply with any and all codes, ordinances, stand that failure to comply shall result in legal action, which may include					
Applicant's Signature Lee Benus	Date					
Department Approval Chayl Hall	Date 3/24/04					
Additional water and/or sewer tab fee(s) are required: YES	No No No Con Dec.					
Utility Accounting Caroll	Pate Something					
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)						

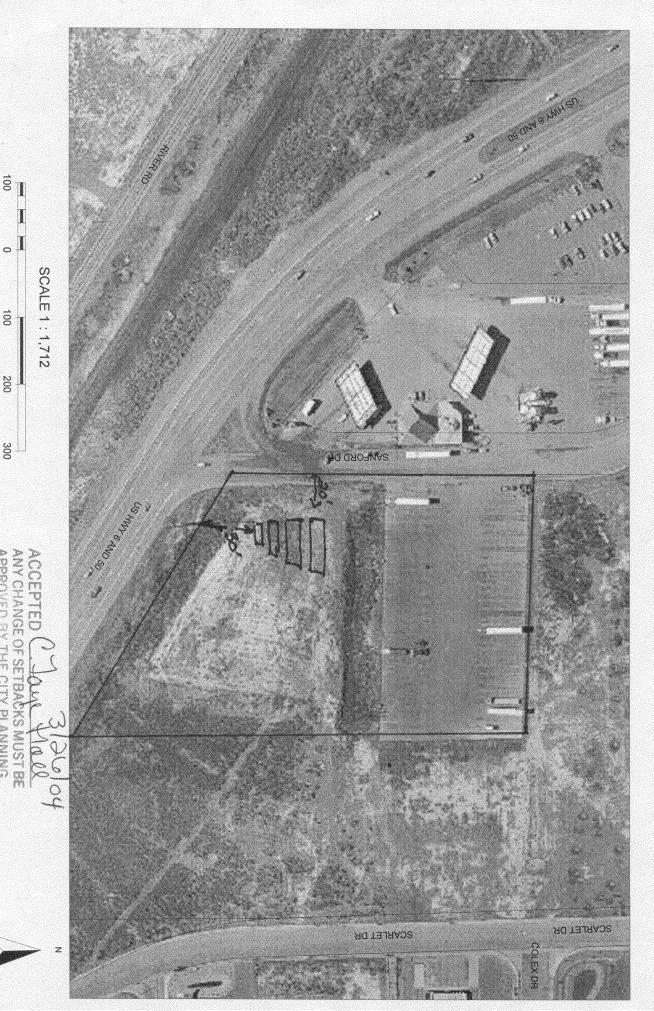
(Pink: Building Department)

(Goldenrod: Utility Accounting)

(White: Planning)

(Yellow: Customer)

job trailers



http://gis-web-fs.ci.grandjct.co.us/maps/zoning.mwf

0

200

300

APPROVED BY THE CITY PLANNING

RESCRIPTION TO PROPERTY CET TO THE APPONIX

DOME AND DENTTY EASINERS

H 100

Friday, March 26, 2004 9:21 AM

NO RORRY LIES