

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

|                 |
|-----------------|
| 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 1162 Garrison Ave

SUBDIVISION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER BARRY NEWMAN (Chester Ave)

ADDRESS 1162 Garrison Ave

CITY/STATE/ZIP Grand Junction CO. 81501

APPLICANT BARRY NEWMAN

ADDRESS 336 Red Cliff Ct.

CITY/STATE/ZIP Grand Junction CO. 81503

TELEPHONE 970-256-8955

TAX SCHEDULE NO. 2945-<sup>141</sup>~~141~~-19-022

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 140'

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

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) Rental-Retail

DESCRIPTION OF WORK & INTENDED USE: Storage

*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>B-1</u>  | LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> |
| SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or<br>from center of ROW, whichever is greater<br>SIDE: <u>5'</u> from PL REAR: <u>15'</u> from PL | PARKING REQUIREMENT: <u>N/A</u>                       |
| MAX. HEIGHT <u>40'</u>   | SPECIAL CONDITIONS: _____                             |
| MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 Barry Newman Date 4-25-05

Department Approval Y. Ishu Waga Date 4-25-05

|  |     |             |                     |
|--|-----|-------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. _____       |
| Utility Accounting <u>D. Crenholt</u>                  |     |             | Date <u>4/25/05</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)

East

12th Street

Sidewalk

Alvin Wagner 4-25-05

ACCEPTED  
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.

Fence

North

Alliway

Fence

159

591

181

10' x 18'

No  
shed

←

62.7'

Building

Acres Rent 01/19

Front  
Building

Sidewalk

Garrison Ave

South

→

Fence