

Planning \$ <u>0</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 <u>545 Noland Ave</u>	TAX SCHEDULE NO. <u>2945-232-03-942 & 945</u>
SUBDIVISION <u>South 5th Street Subdivision</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
FILING _____ BLK <u>2</u> LOT <u>6-7, 13-14</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>2880</u>
OWNER <u>City of Grand Junction</u>	MULTI-FAMILY:
ADDRESS <u>250 N 5th St</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>Grand Junction, CO 81501</u>	CONSTRUCTION
APPLICANT <u>City of Grand Jct - Jim Shanks</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS <u>2529 High Country Ct</u>	CONSTRUCTION
CITY/STATE/ZIP <u>Grand Junction, CO 81501</u>	USE OF ALL EXISTING BLDG(S) _____
TELEPHONE <u>970-244-1543</u>	DESCRIPTION OF WORK & INTENDED USE: <u>2 temporary</u>
<i>Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</i>	
<u>construction trailers for Riverside</u>	
<u>Parkway project - 8-1-06 to 10-31-08</u>	

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40</u>	_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>NA</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 <u>James A. Shanks</u>	Date <u>12/22/05</u>
Department Approval <u>Kristen Z. Miller</u>	Date <u>12/22/05</u>

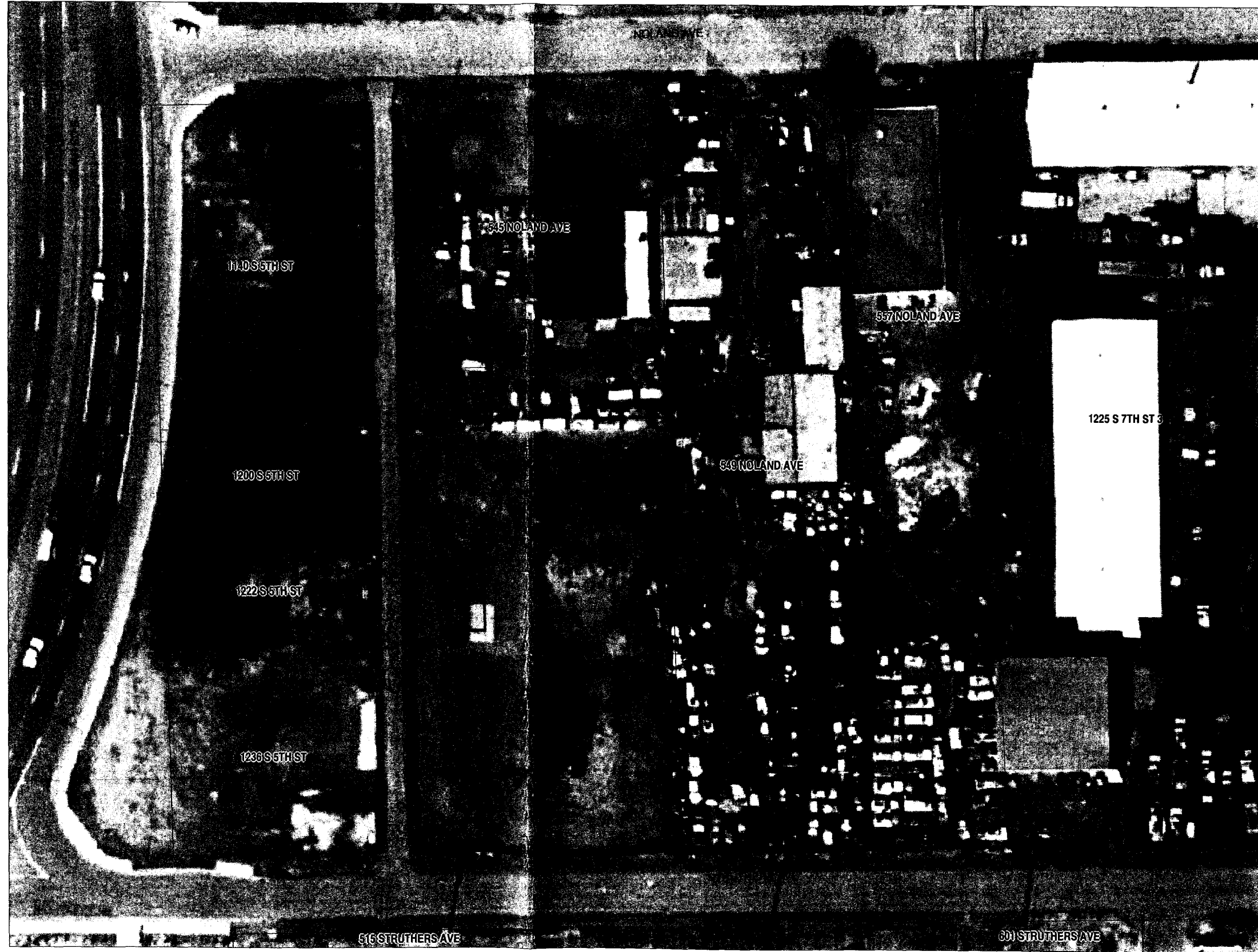
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>311-227</u>
Utility Accounting <u>[Signature]</u>			Date <u>12/22/05</u>

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)

City of Grand Junction GIS City Map Internal ©

Parcels		Address Label
Air Photos		2002 Photos
Highways		
City Limits		Grand Junction
		Fruita
		Palisade
		Mesa County
Street Lables		



ACCEPTED *KCA 12/22/05*
 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.

SCALE 1 : 710

