

Planning \$ <del>1000</del>	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 709 Struthers Ave  
 SUBDIVISION N/A  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2 945-234-00-930  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 476

OWNER City of Grand Jct.  
 ADDRESS 250 N 5th Street  
 CITY/STATE/ZIP Grand Jct. Co. 81501

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

APPLICANT western Colorado Botanical Gardens  
 ADDRESS 641 Struthers Ave

USE OF ALL EXISTING BLDG(S) N/A  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

CITY/STATE/ZIP Grand Jct. Colorado 81501 New storage shed

TELEPHONE 970-243-7337 Mike Best 294-1541

**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>A-2</u> SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N.A.</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>No change SWR / water</u>
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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 Charles M Best Date 11-13-06  
 Department Approval Alison Magan Date 11-17-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11-17-06</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)

Existing asphalt parking lot

ACCEPTED *W/this change 11/21/06*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE PLANT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

145'

10'

14'

34'

10'

Proposed Storage Shed

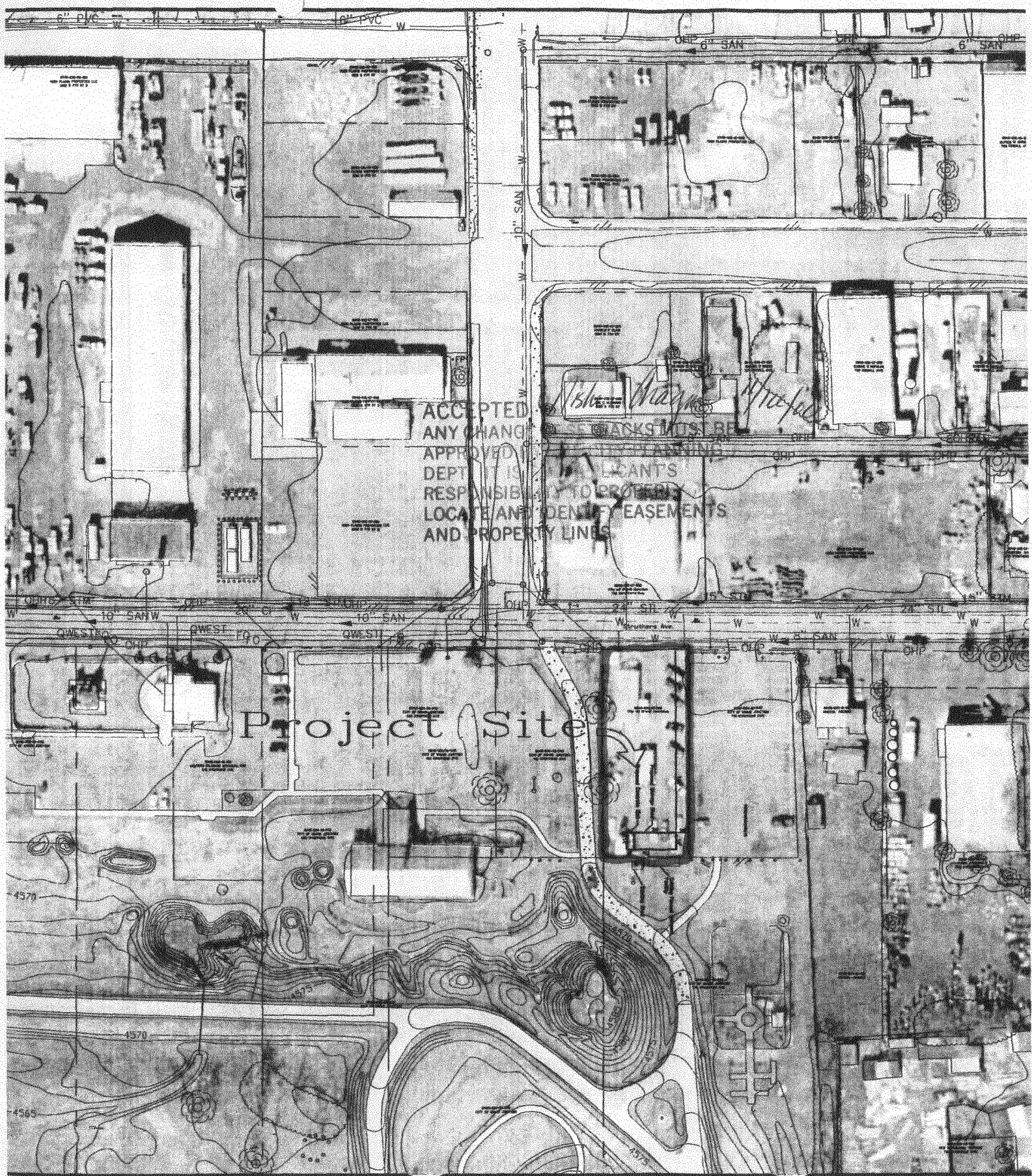
Proposed Concrete Slab

Existing Fenced Co Facility

Existing Shed

The shed will have a wall height of 8' and a roof slope of 4-12. The shed will be wood frame with a 3 tab shingle roof.

00-944  
D JUNCTION  
ERS AVE



ACCEPTED  
 ANY CHANGE  
 APPROVED  
 DEPT. IS  
 RESPONSIBL  
 LOCATE AND  
 IDENTIFY  
 AND PROPERTY LINES

*Mike B*  
 JACKSONS RE

Project Site

DRAWN BY	Mike B	DATE	11-08-06
DESIGNED BY	Mike B	DATE	11-08-06
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE  
 1"=100'



PUBLIC WORKS  
 AND UTILITIES  
 ENGINEERING DIVISION