

Planning \$ 2 10.00	Drainage \$ \emptyset
TCP \$ \emptyset	School Impact \$ \emptyset

BLDG PERMIT NO. _____
FILE # _____

pl

PLANNING CLEARANCE

residential (~~site plan review, multi-family development, non-residential development~~)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

4314-2693

BUILDING ADDRESS 437 N. 19th ST. TAX SCHEDULE NO. 2945-132-16-008

SUBDIVISION Slocomb SQ. FT. OF EXISTING BLDG(S) 1728

FILING _____ BLK 4 LOT 21 + 22 + 23 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 280

OWNER DAVID & JEAN MARQUARDT **MULTI-FAMILY:**
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION

ADDRESS 437 N. 19th ST. NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3 CONSTRUCTION

CITY/STATE/ZIP G. J., CO 81501 USE OF ALL EXISTING BLDG(S) _____

APPLICANT MOR STORAGE SALES DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 3010 I-70B 14' x 20' WOODWORKING SHOP

CITY/STATE/ZIP G. J., CO 81504 Storage Unit

TELEPHONE 254-0460

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>R-8</u> SETBACKS: FRONT: <u>20' / 25'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5' / 3'</u> from PL REAR: <u>10' / 5'</u> from PL MAX. HEIGHT <u>35'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>2</u> SPECIAL CONDITIONS: _____
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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 Sandy K Bledsoe MSI Date 9-20-07 *Removed site plan 10/18/07 JAR*


Department Approval Gayle Henderson Date 10-3-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NDSwe/NDWTK</u>
Utility Accounting <u>[initials]</u>			Date <u>10/3/07</u>

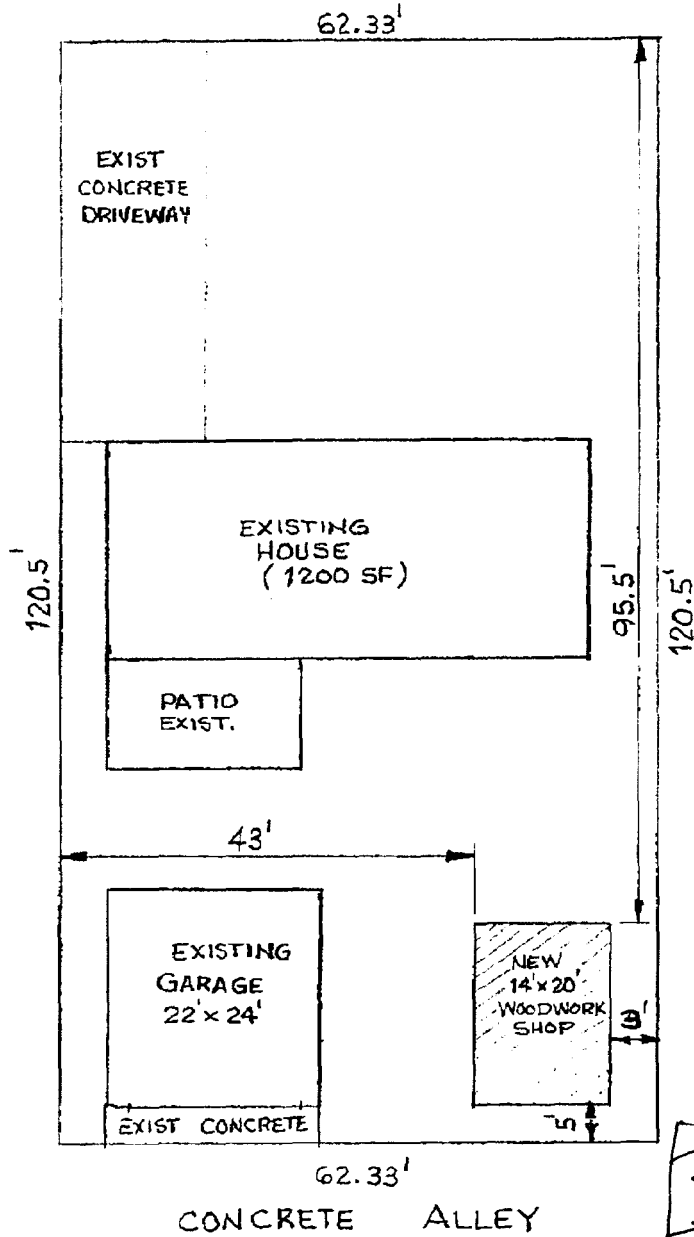
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DAVE MARQUARDT
437 N. 19th ST,
81501


SCALE: 1" = 20'

N. 19th STREET

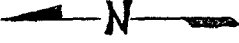


Revised

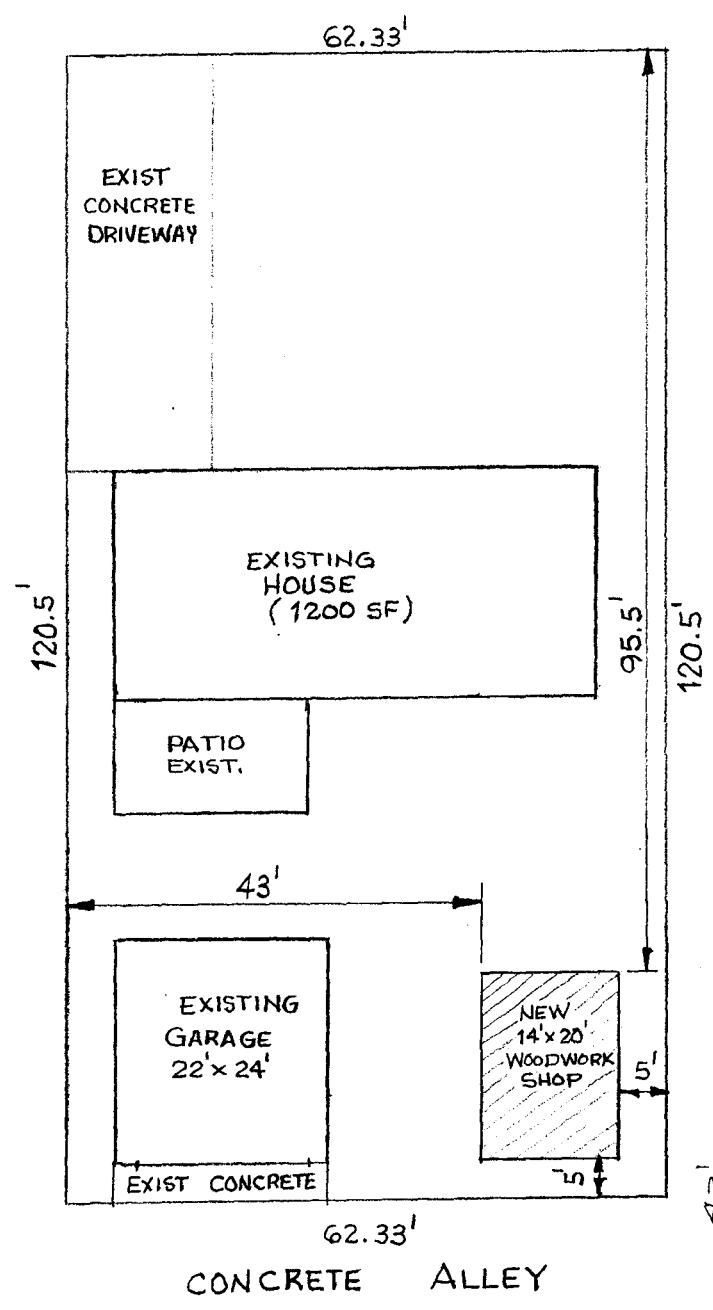
Judith Fra 10/18/07

ANY CHANGES TO TRACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. PROPERTY LINES MUST BE MAINTAINED AND IDENTIFIED.

DAVE MARQUARDT
437 N. 19th ST,
81501


SCALE: 1" = 20'

N. 19th STREET



62.33'
CONCRETE ALLEY



10-3-07

Gayle Anderson

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OF THE CITY ENGINEER
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CONSENT OF THE CITY ENGINEER