

Planning \$ <u>10.005/</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

Single Family 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 2833 B³/₁₀ ROAD
 SUBDIVISION ARROWHEAD SUBDIVISION
 FILING _____ BLK 4 LOT 2

TAX SCHEDULE NO. 2945-303-65-009
 SQ. FT. OF EXISTING BLDG(S) 1427
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 232

OWNER MARIO RAMOS
 ADDRESS 2833 B³/₁₀ ROAD
 CITY/STATE/ZIP GRAND JCT, CO 81505

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

APPLICANT MOR STORAGE SALES
 ADDRESS 3010 F-70 BUSINESS LOOP
 CITY/STATE/ZIP GRAND JCT, CO 81504

USE OF ALL EXISTING BLDG(S) SINGLE FAMILY

DESCRIPTION OF WORK & INTENDED USE: _____
14'-6" x 16'-0" PATIO COVER
NO WTR/SWR CHANGED.

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-5</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>20/25</u> from Property Line (PL) or <u>4</u> from center of ROW, whichever is greater SIDE: <u>5/3</u> from PL REAR: <u>25/5</u> from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT <u>35</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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).

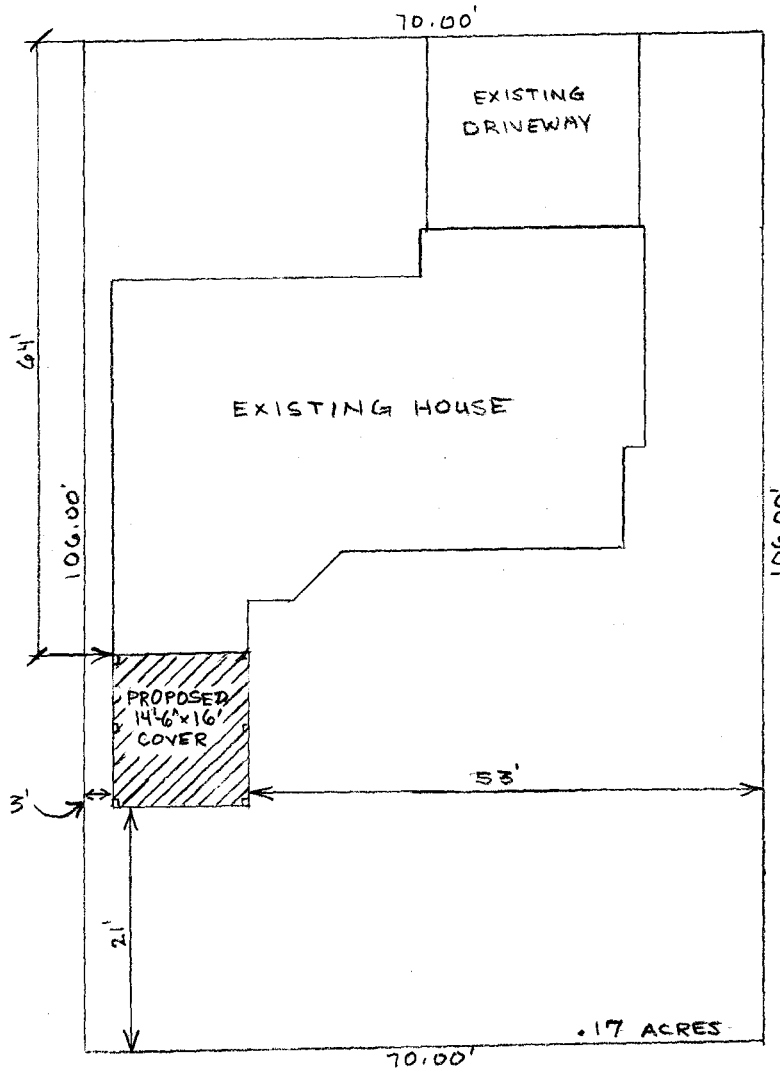
Applicant's Signature James Beck Date 7/20/07
 Department Approval Wendy Spurr Date 7/25/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>nb</u>	W/O No <u>Om billed</u>
Utility Accounting <u>2</u>	Date <u>7/27/07</u>

MARIO RAMOS
2833 B³/₁₀ ROAD
GRAND JCT, CO 81503

LOT 2, BLOCK 4
ARROWHEAD SUBDIVISION

← B³/₁₀ ROAD →



PLOT PLAN
SCALE: 1" = 20'

Wendy Spiker
Surveyor
Professional Seal
No. 12345
State of Colorado
Exp. 12/31/2025