

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

BLDG PERMIT NO. <u> </u>
FILE # <u> </u>

AL

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 543 28³/₄ RD.
 SUBDIVISION WISLEY ELEM.
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-074-00-942
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 9413 = 117 #

OWNER MESA COUNTY SCHOOL DIST 51
 ADDRESS 330 24th CT
 CITY/STATE/ZIP GRAND JCT. CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) school

APPLICANT BOA BUILDERS
 ADDRESS BOX 603
 CITY/STATE/ZIP PALISADE, CO 81526
 TELEPHONE 216 4397

DESCRIPTION OF WORK & INTENDED USE:
NEW WALK-IN FREEZER attached to main structure.

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>OSR</u> SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>65</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>na.</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____ <div style="text-align: right; font-weight: bold; font-size: 1.2em;">PAID</div>
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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 Thomas J. Bosko Date 6/2/2008
 Department Approval Judith A. Fox Date 6/2/2008

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>6/2/08</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)



WALK IN FREEZER

9x13 walk in freezer attached to principle structure.

543 28 3/4 Rd.

ACCEPTED *Judith A* SCALE 1:1,383

ANY CHANGE OF ~~BACKS~~ MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

