

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

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

15

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

**NO BATHROOMS  
IN TRAILERS**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 240 North Ave  
 SUBDIVISION ANBERT Lumber  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER Gordon Hardert  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_

TAX SCHEDULE NO. 2945-133-18-005  
 SQ. FT. OF EXISTING BLDG(S) approx 33,020 ft  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 160 #<sup>2</sup> 320 #  
8x20 # 10x32  
 MULTI-FAMILY: n.a.  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER 3x1/2  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

stamp 5/2

APPLICANT Sixby Baldwin  
 ADDRESS 1420 Motor St  
 CITY/STATE/ZIP GJ CO 8152  
 TELEPHONE 970-201-0519

USE OF ALL EXISTING BLDG(S) Lumber yard & hardware  
 DESCRIPTION OF WORK & INTENDED USE: Install  
temporary 2-office trailer; parking not  
affected.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

**PAID**  
MAY 01 2008

ZONE C-2  
 SETBACKS: FRONT: 15 from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 10 from PL  
 MAX. HEIGHT 40  
 MAX. COVERAGE OF LOT BY STRUCTURES n.a.

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 PARKING REQUIREMENT: n.a.  
 SPECIAL CONDITIONS: see attached Fire Dept  
Chauance. No minor site plan review  
necessary per Gilberg. JAR

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 [Signature] Date 5-1-08  
 Department Approval Judith A. [Signature] Date 5/1/08

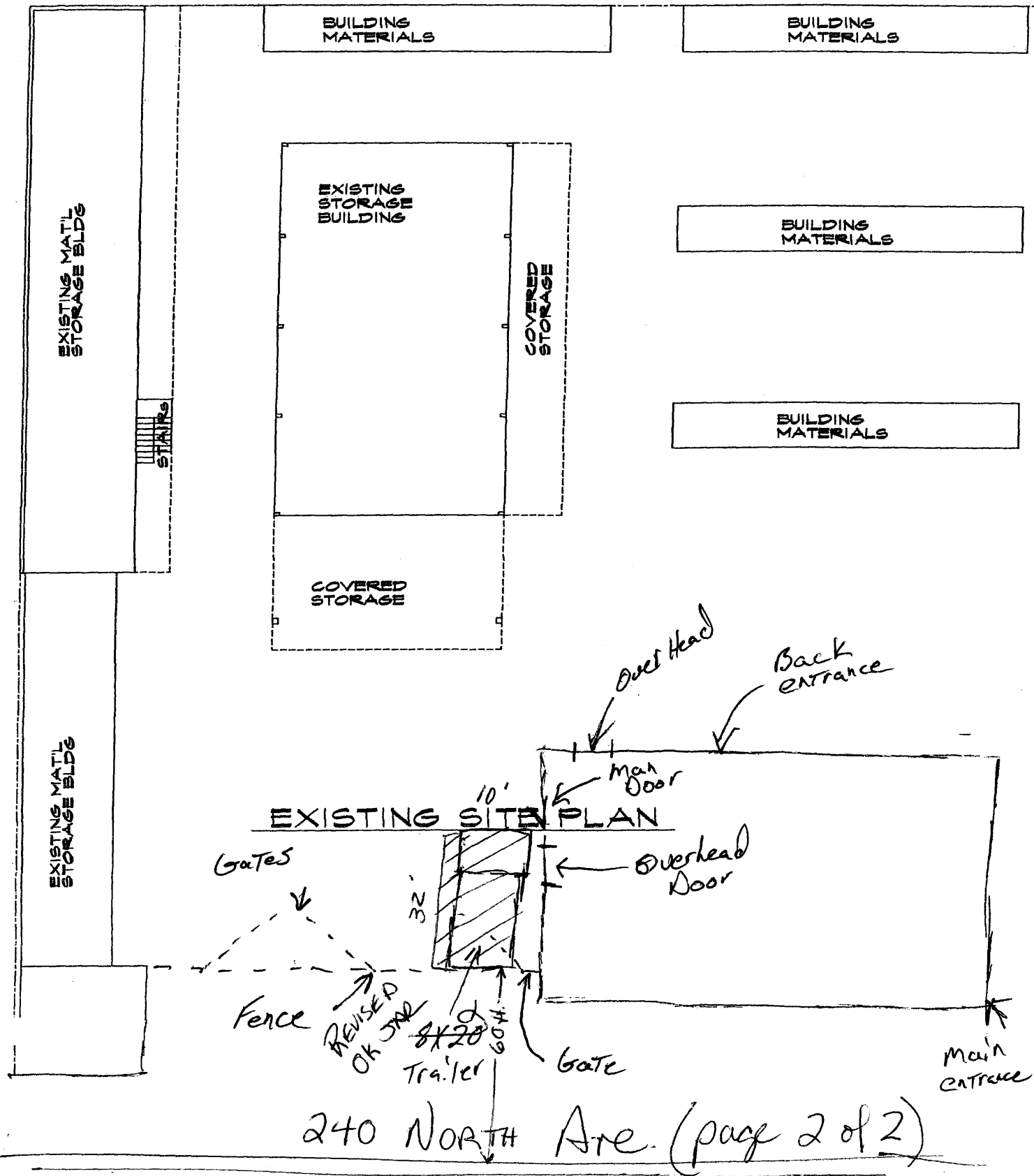
per site plan reviewed 5/2/08 JAR

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>5/1/08</u>

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

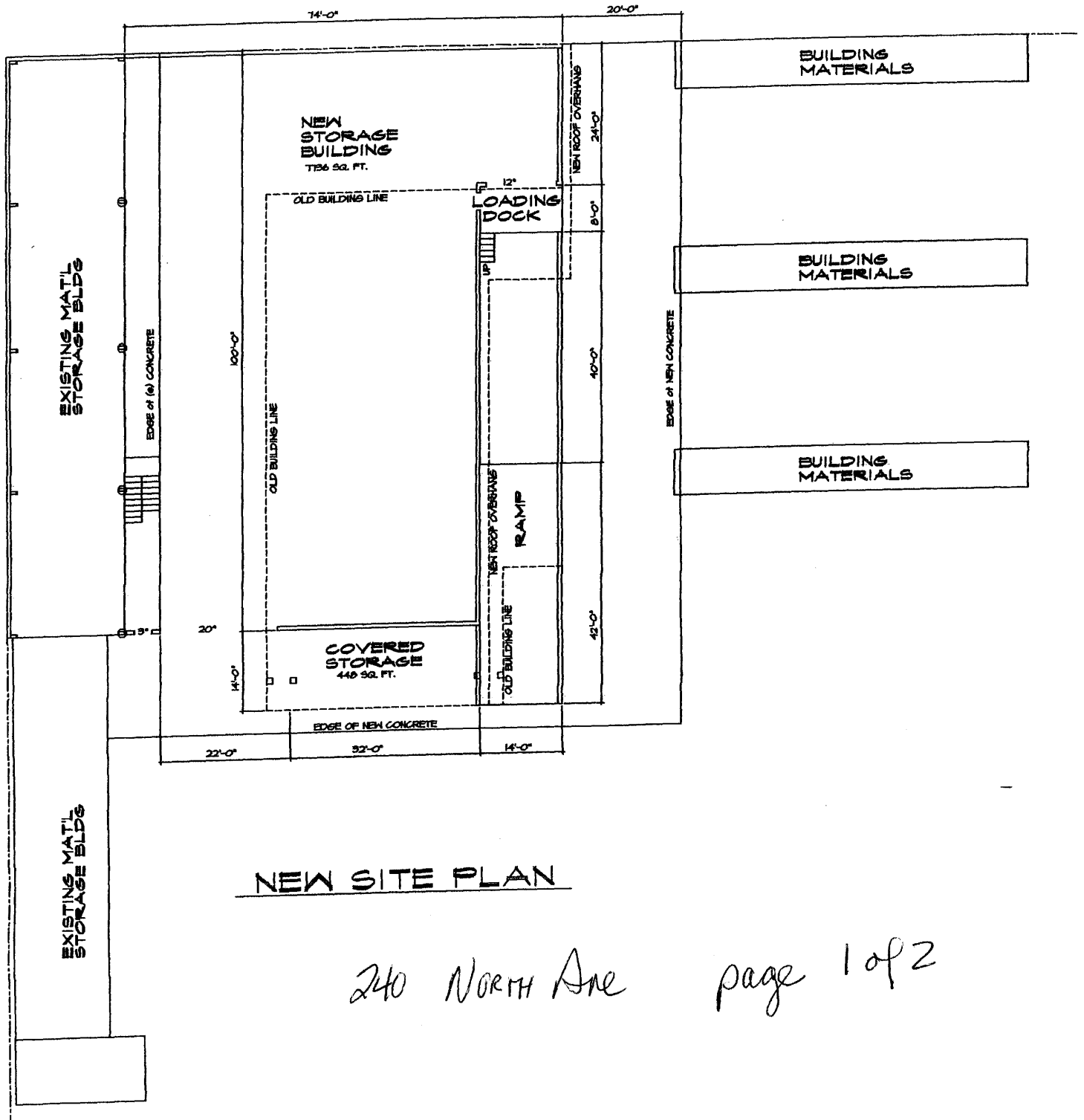
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Judith A. Joy* Revised 5/2/08 *JAR*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.  
 ALLEY



240 NORTH Ave. (page 2 of 2)

ACCEPTED *Julian A. Poon*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NEW SITE PLAN

240 North Ave page 1 of 2

**GRAND JUNCTION FIRE DEPARTMENT  
FIRE DEPARTMENT CLEARANCE FOR BUILDING PERMIT**

*Note: Allow a minimum of ten (10) working days for plan review*

PROJECT NAME: <i>Harbert Lumber</i>	DATE RECEIVED: <i>4/30/08</i>	TIME RECEIVED: <i>10:00</i>
CONTRACTOR NAME: <i>Sixbey/Baldwin (Chad)</i>	PROJECT ADDRESS: <i>3RD + NORTH</i>	BUILDING USE: <i>temp trailer</i>
	CONTACT NAME: <i>Chad</i>	CONTACT PHONE NUMBER: <i>201-0517</i>

**TYPE OF PLAN REVIEW:**  
 Stamped Building Plans       Minor Project      DATE COMPLETED: \_\_\_\_\_

**TYPE OF FIRE PROTECTION SYSTEM:**  
 Sprinkler System     Fire Alarm System     Hood System     Spray Booth    DATE COMPLETED: \_\_\_\_\_

**KNOX-BOX REQUIRED?**       Yes       No

\*All tests and inspections require a minimum of twenty four (24) hrs advance notice  
 \*Fire Department-approved plans must be on site during required inspections  
 \*For final inspection, call 256-1564 (IVR INSPECTION CODES: 500 for Underground Fire Lines; 502 for Sprinkler Systems; 504 for Alarm System; 506 for Hood System; 508 for Spray Booth; 510 for Smoke Test; 512 for AST/UST; 520 for Fire Final)

**REVIEW COMMENTS**

*1- No objection to temp 8x20 trailer on site for temp office. No fire dept requirements*

*Fire prevention has no objection to the change of the size of trailer. No further requirements*  
*Charles Matting*

*Charles Matting*

REVIEWER'S NAME: \_\_\_\_\_ DATE: *4/30/08* TIME: \_\_\_\_\_

I HAVE READ AND UNDERSTAND THE REVIEW COMMENTS AND REQUIREMENTS INDICATED ABOVE:  
 Applicant's Signature: \_\_\_\_\_ Date: *4-30-08* Fee:  Paid: