

PCN-2011-594

Planning \$	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File #

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 333 West Ave

TAX SCHEDULE NO. 2945-152-00-941

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 46398.741

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER City of Grand Junction

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

ADDRESS 250 N. 5th St

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

CITY/STATE/ZIP Grand Junction
CO 81501

USE OF ALL EXISTING BLDG(S) City Shops

APPLICANT City of Grand Junction

ADDRESS _____

DESCRIPTION OF WORK & INTENDED USE: _____

CITY/STATE/ZIP _____

ENR slow-fill station and
fast fill station (LHA Elex 1-28-2011)

TELEPHONE _____

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE 1-1

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

SETBACKS: FRONT: 25' from Property Line (PL) or
from center of ROW, whichever is greater

PARKING REQUIREMENT: N/A

SIDE: 5' from PL REAR: 10' from PL

FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO

MAX. HEIGHT 50'

SPECIAL CONDITIONS: *station to be located
where storage & parking currently
exists

MAX. COVERAGE OF LOT BY STRUCTURES N/A

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 _____ Date 7/19/10

Planning Approval _____ Date 7.19.10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting			Date

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)