

DATE SUBMITTED JAN 25th '94

BUILDING PERMIT NO. 49480

Original
NOT REMOVE
From Office

FEE \$ 145.00 pd #10 94
Receipt # 918

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 6116 W. Gunnison
SUBDIVISION Six & Fifty West Subdivision
FILING 2 BLK #5 LOT 1 & 2
TAX SCHEDULE NO. 2945-151-11-001/002
OWNER Jim CAGUE, JR.
ADDRESS 2704 COMPASS DR. / Bldg 2-Rm 234
TELEPHONE 245-2214

SQ. FT. OF PROPOSED BLDG(S)/ADDITION (2) 1800 SQ FT. BLDG. MINI-STORAGE 260'x30'
SQ. FT. OF EXISTING BLDG(S) NONE
NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION N/A
USE OF EXISTING BLDGS MINI-STORAGE UNITS
DESCRIPTION OF WORK AND INTENDED USE: ↑

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

ZONE C-1
SETBACKS: Front 10' from property line or 25' from center of ROW, whichever is greater
Side 0 from property line 10' if abutting residential
Rear 0 from property line 10' if abutting residential
Maximum Height 40'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 9 TRAFFIC ZONE 11
Parking Req'mt NA
File Number #10-94
Special Conditions: landscape & Irrigation to be installed prior to Certificate of Occupancy. or Impr Agr & Guar. will be required

Landscaping/Screening Req'd 75% of first 5' of frontage - Gunnison & Makdonado

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

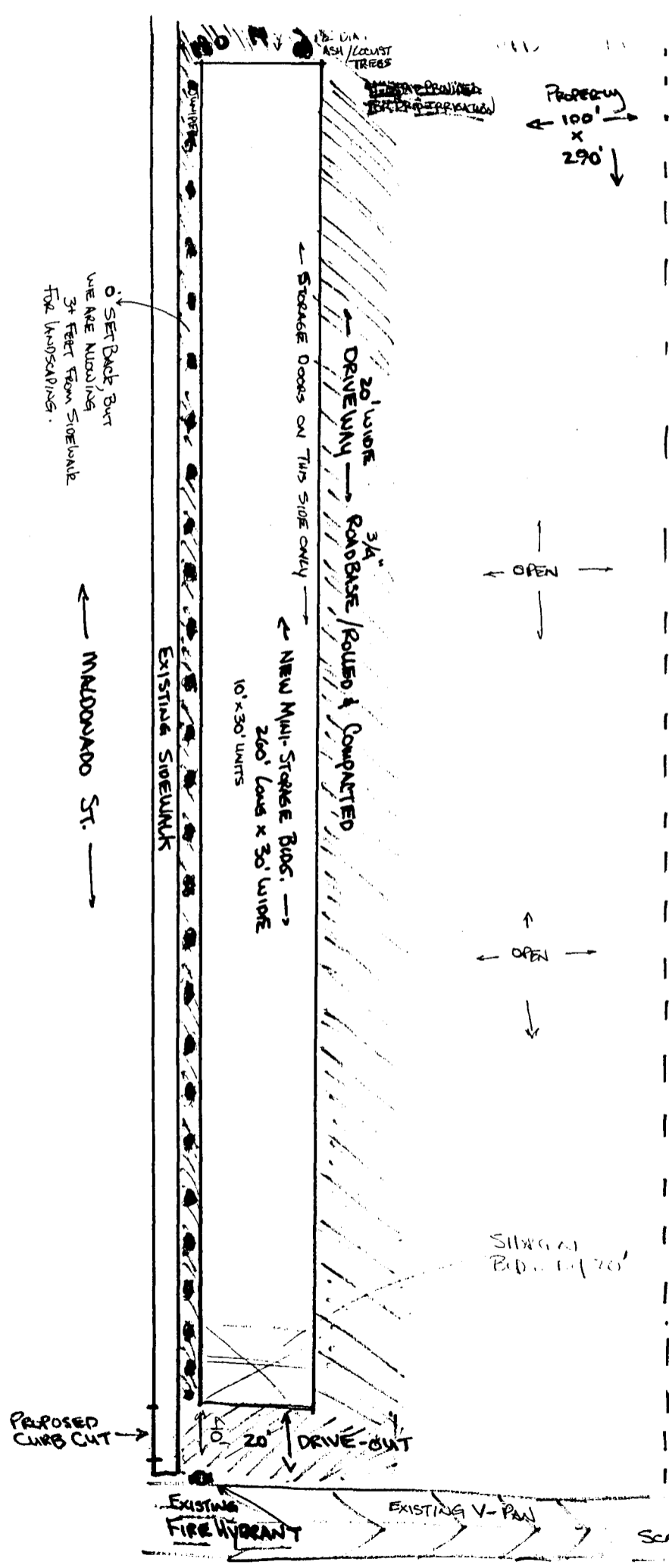
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action. no sewer - just water

Department Approval [Signature] Applicant Signature Jim Cague, Jr.
Date Approved 8/1/94 Date 1-26-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
Miller Fowler - 8-1-94
(White: Planning) (Yellow: Customer) (Pink: Building Department)

WATER TAP # 7752



ACCEPTED *KKA 8/1/94*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 JUL 26 1994

SCALE: 1" = 20'

