

FEE \$

BLDG PERMIT NO. 49869
49870

PLANNING CLEARANCE

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

Grand Junction Community Development Department

no acct #
y & storage

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2462 B Hwy 6850 TAX SCHEDULE NO. 2945 091 00148

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5,800 ft²

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 12,000 ft²

(1) OWNER Faith M. Hill NO. OF DWELLING UNITS
BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 1204 N 7th Str. G.J. NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 4 CONSTRUCTION

(2) APPLICANT Ben Hill USE OF ALL EXISTING BLDGS Storage Units

(2) ADDRESS 1204 N 7th Str G.J. DESCRIPTION OF WORK & INTENDED USE: Constr. of
two additional storage buildings; see
File # 112-94 (2)

(2) TELEPHONE 241-7653

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 C-2 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front 55 from Property Line (PL) or Parking Req'mt N/A
_____ from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: File # 112-94 (2)

Maximum Height 40 ft

Maximum coverage of lot by structures N/A CENSUS TRACT 9 TRAFFIC ZONE 9

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 G.J. 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 9/12/94

Department Approval [Signature] Date 9/12/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Millie Fowler Date 9-12-94 no office just storage

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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