

FEE \$ P.D. W/SPR

BLDG PERMIT NO. 53864

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

TCP 5916<sup>00</sup> pd  
3348 FRL  
84

53868  
NOT REMOVE  
From Office  
LPC  
LPC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS F & 24 Roads 2384 TAX SCHEDULE NO. 2945-054-05-001

SUBDIVISION Appleton Kennells SQ. FT. OF PROPOSED BLDG(S)/ADDITION 67,275

FILING BLK LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Colo. Self Storage NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1851 Mission Center Ct  
2745 N. Locust Ave.

(1) TELEPHONE 909-875-8529 S.D. Calif. NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 9 CONSTRUCTION

(2) APPLICANT ART FLAMINGO USE OF ALL EXISTING BLDGS N/A  
Francis Constructors Inc.

(2) ADDRESS Grand Junction, CO 81502 DESCRIPTION OF WORK & INTENDED USE: Sitework  
PO Box 1767 Utilities, Landscaping, Slab supported steel

(2) TELEPHONE 619-295-7857 Frame Buildings for use as storage units.  
303-434-9093

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

SETBACKS: Front PER PLAN from Property Line (PL) or Parking Req'mt PER PLAN  
from center of ROW, whichever is greater

Side from PL Rear from PL Special Conditions: FLP-95-35

Maximum Height 40' CENSUS TRACT 9 TRAFFIC ZONE 6

Maximum coverage of lot by structures NA

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 10/3/95

Department Approval [Signature] Date 10-3-95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8643

Utility Accounting [Signature] Date 10-3-95

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)