

FEE \$ PAID W/SPR
TCP \$ 1138.26
DRAINAGE FEE \$ NONE (Retentions provided)

BLDG PERMIT NO. 52974
FILE # SPR-95-128

PLANNING CLEARANCE

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

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS <u>2222 Sanford Drive</u>	TAX SCHEDULE NO. <u>2701-313-05-017</u>
SUBDIVISION <u>Sellers Subdivision</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>6,000</u>
FILING <u>1</u> BLK <u>5</u> LOT <u>8</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Ben & Faith Hill</u>	NO. OF DWELLING UNITS
<u>545 W. Greenwood</u>	BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>Grand Junction, Co. 81503</u>	NO. OF BLDGS ON PARCEL
(1) TELEPHONE <u>(970) 242-4236</u>	BEFORE: <u>0</u> AFTER: <u>3</u> CONSTRUCTION
(2) APPLICANT <u>same as above</u>	USE OF ALL EXISTING BLDGS <u>NA</u>
(2) ADDRESS _____	DESCRIPTION OF WORK & INTENDED USE: _____
(2) TELEPHONE _____	<u>Construction and new mini storage units</u>

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

ZONE I-1 ** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

Landscaping / Screening Required: YES NO

SETBACKS: Front — from Property Line (PL) Parking Req'mt NONE
 or 25 ft. from center of ROW, whichever is greater

Side — from PL Rear — from PL

Special Conditions: As per site plan in FILE

Maximum Height 65 ft.

Maximum coverage of lot by structures — CENS.T. 9 T.ZONE 7 ANNEX # _____

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 Ben Hill Date 7-31-95

Department Approval [Signature] Date 7-31-95

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

Utility Accounting Mellie Fowler Date 7-31-95

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

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