

Planning \$ PD W/SPR	Drainage \$ 2,925.85
TCP \$ 545.00	School Impact \$ NA

BLDG PERMIT NO. 075100
FILE # SPR-1998-103

## 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 602 ~~718~~ W Gunnison TAX SCHEDULE NO. 2945-151-11-023

SUBDIVISION Sixty West Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6540 #

FILING 2 BLK 5 LOT 1#2 SQ. FT. OF EXISTING BLDG(S) 6540 #

(1) OWNER GARY D. DeRUSH NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 609 MEANDER DR.

(1) TELEPHONE 241-2335 (CEL 2600057) NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(2) APPLICANT SAME USE OF ALL EXISTING BLDGS MINI STORAGE

(2) ADDRESS " DESCRIPTION OF WORK & INTENDED USE: NEW

(2) TELEPHONE " CONSTRUCTION OF STORAGE UNITS

✓ 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 X NO     

SETBACKS: Front      from Property Line (PL) or 25 from center of ROW, whichever is greater  
 Side 0 from PL Rear 0 from PL

Parking Req'mt Paved Circulation

Special Conditions: AS PER PLAN

Maximum Height 40

Maximum coverage of lot by structures      Census Tract 8 Traffic Zone 11 Annx #     

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 Gary D. DeRush Date 8-13-98

Department Approval [Signature] Date 8-13-98

Additional water and/or sewer tap fee(s) are required: YES      NO ✓ W/O No. 13304-803

Utility Accounting [Signature] Date 9-14-98 NO SEWER  
che Add from 610 to 602

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)