

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

X (L)

BLDG PERMIT NO. <u>72250</u>
FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 760 21 1/2 Rd
 SUBDIVISION Valley West
 FILING #1 BLK — LOT N part. 4

TAX SCHEDULE NO. 2697-361-01-006
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 672
 SQ. FT. OF EXISTING BLDG(S) 528

OWNER Harry + Jana Willcoxon
 ADDRESS 399 B Sandcliff Ct.
 TELEPHONE 245-3058

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION

APPLICANT Williams Scotsman Inc
 ADDRESS 760 21 1/2 Rd
 TELEPHONE 241-7110

USE OF ALL EXISTING BLDGS office + shop
 DESCRIPTION OF WORK & INTENDED USE: Replace existing office (12x44) with 1999 12x56 office

✓ 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 I-1
 SETBACKS: FRONT: — from Property Line (PL) or 25 from center of ROW, whichever is greater
 SIDE: — from PL REAR: — from PL
 MAXIMUM HEIGHT 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —
 PARKING REQUIREMENT: existing
 SPECIAL CONDITIONS: Wldg to be set in same footprint as previous Wldg.
 CENSUS TRACT — TRAFFIC ZONE — 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 Grand Junction 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 Sharon M. Stover
 Department Approval Bonnie Edwards

Date 9-14-99
 Date 9-15-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO CHANGE IN USE EMP</u>
Utility Accounting <u>T. Bensley</u>			Date <u>9/15/99</u>

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

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

Riverton
Produce

No.	Date	Notes - Revisions

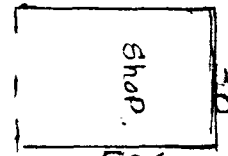
← Force 630' →

← 588' →

40' gate
41' gate



← 35' →



← 50' →

2 1/2 RD
20' TO Road

WILLIAMS SCOTSMAN
Mobile Offices and More.
1-800-782-1500

Williams Scotsman, Inc.

180' shop To existing storage

PRESENTED BY
 PROJECT TRACKS MUST
 BE REVIEWED BY THE CITY PLANNING
 DEPARTMENT TO IDENTIFY PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

R. Davis
 9/15/99

Customer	
Project	
Sales Rep.	Model - Description
Date	
Drw No.	Scale

10' utility easement