

Planning \$ <u>10.00</u>	Drainage \$ <u>n/a</u>
TCP \$ <u>3105.90</u>	School Impact \$ <u>n/a</u>

BLDG PERMIT NO. <u>71654</u>
FILE # <u>SPR-1999-175</u>

## PLANNING CLEARANCE

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

*[Handwritten Signature]*

\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*

BUILDING ADDRESS 502 COURT RD.  
 SUBDIVISION Wimer Subdivision  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1  
 OWNER Tom Bolger  
 ADDRESS 3505 12<sup>th</sup> ST. E-15  
 TELEPHONE 242-4490  
 APPLICANT same  
 ADDRESS \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

TAX SCHEDULE NO. 2943-073-21-001  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 23,800 S.F.  
 SQ. FT OF EXISTING BLDG(S) 0  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS MINI STORAGE  
 DESCRIPTION OF WORK & INTENDED USE: BUILD  
23,800 S.F OF NEW MINI STORAGE  
AND IMPROVE ENTIRE SITE

*✓* Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.  
WATER METER FOR LANDSCAPING/SITE WASH - Will DRAIN TO STORM DRAIN & L

\*\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*\*

ONE C-1  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or  
2.5 from center of ROW, whichever is greater  
 SIDE: 0'10' from PL REAR: 0'10' from PL  
 MAXIMUM HEIGHT 40'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_  
 PARKING REQUIREMENT: 3 spaces for storage  
 SPECIAL CONDITIONS: Landscaping installed and maintained.  
Fence permit required, parking lot striped.  
 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 [Signature] Date 7-12-99  
 Department Approval [Signature] Date 8-26-99

ditional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> <u>water</u>	NO _____	W/O No. <u>12542</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/30/99</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)