

Planning \$ $\emptyset$	Drainage \$ $\emptyset$
TCP \$ 2,200.00	School Impact \$ $\emptyset$

49

BLDG PERMIT NO 72280
FILE # ANX-1999-214

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

Blued by FVSD

THIS SECTION TO BE COMPLETED BY APPLICANT

2943-171-00-029

BUILDING ADDRESS 2051 N. AVE.

TAX SCHEDULE NO. 2943-172-00-027

SUBDIVISION NA

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24250

FILING BLK NA LOT NA

SQ. FT OF EXISTING BLDG(S) N/A

OWNER AMERCO REAL ESTATE CO.

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 2721 N. CENTRAL AVE.

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 3

TELEPHONE (602) 263-6555

USE OF ALL EXISTING BLDGS mini-storage

APPLICANT U-HAUL INTERNATIONAL

DESCRIPTION OF WORK & INTENDED USE: construction &

ADDRESS 2727 N. CENTRAL AVE.

mini-storage facility - Dry

TELEPHONE (602) 263-6502

Foundation Only.

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-1

LANDSCAPING/SCREENING REQUIRED: YES X NO

SETBACKS: FRONT: 45' from Property Line (PL) or from center of ROW, whichever is greater

PARKING REQUIREMENT: No

SIDE: 0/10' from PL REAR: 0/10' from PL

SPECIAL CONDITIONS: Fence Permit, Landscape

MAXIMUM HEIGHT 40'

is approved on site plan.

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 7 TRAFFIC ZONE 30 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 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 7-6-99

Department Approval [Signature]

Date 10-15-99

Additional water and/or sewer (ap feet(s) are required.	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>10/20/99</u>

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