

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

BLDG PERMIT NO. <u>71810</u>
FILE # <u>SPR-95-128</u>

PLANNING CLEARANCE

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

(Handwritten initials)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2222 SANFORD DR
 SUBDIVISION Sellers Subdivision
 FILING 1 BLK 5 LOT 8

TAX SCHEDULE NO. 2701-313-05-017
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4,000
 SQ. FT. OF EXISTING BLDG(S) 12,000

OWNER Ben & Faith Hill

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3
 CONSTRUCTION

ADDRESS 545 W. GREENWOOD CT
65 CO #1503
 TELEPHONE 970-242-4236

USE OF ALL EXISTING BLDGS Mini-storage

APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS _____
 TELEPHONE _____

NEW MINI-STORAGE UNITS
MOVED LAST BLDG TO ELIMINATE
SIDE YARD SETBACK.

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

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: - from PL REAR: - from PL

PARKING REQUIREMENT: None

MAXIMUM HEIGHT 65'

SPECIAL CONDITIONS: As per site
plan in file

MAXIMUM COVERAGE OF LOT BY STRUCTURES -

CENSUS TRACT 9 TRAFFIC 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 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 Ben Hill
 Department Approval Bill Nehl

Date 8/12/99
 Date 8-12-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>8/12/99</u>

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

(White) Planning (Yellow) Customer (Blue) Building Department (Green) City Engineering