

Planning \$ 10.00	Drainage \$ 0
TCP \$ 0	School Impact \$ 0

*Handwritten initials*

BLDG PERMIT NO. 82412
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 2377 LELAND AVE  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER 2377 LELAND AVE LLC  
 ADDRESS 2377 LELAND AVE  
 TELEPHONE 241-0721  
 APPLICANT RIG ENTERPRISES, INC  
 ADDRESS 2525 HIGH COUNTRY CT. # B  
 TELEPHONE 245-2046

TAX SCHEDULE NO. 2945-054-04-002  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336-TEMP.  
 SQ. FT. OF EXISTING BLDG(S) 6,832  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS COMMERCIAL CONTRACTING SERVICE  
 DESCRIPTION OF WORK & INTENDED USE: TEMPORARY STORAGE

*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  
 SETBACKS: FRONT: Per Plan from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL  
 MAXIMUM HEIGHT \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X  
 PARKING REQUIREMENT: N/A  
 SPECIAL CONDITIONS: per plot plan  
 CENSUS TRACT 9 TRAFFIC ZONE 6 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).

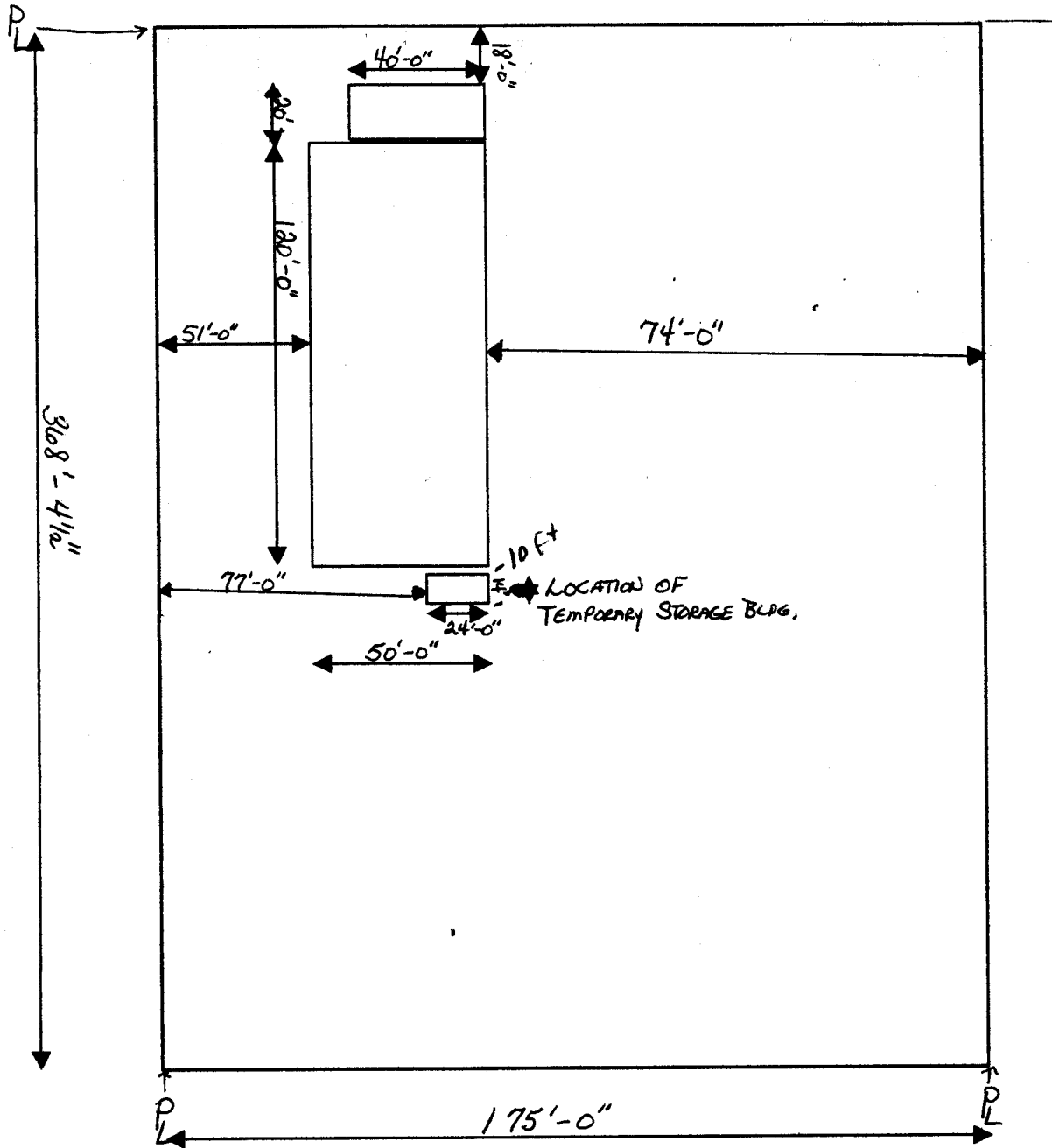
Applicant's Signature Liana Harris Date 11-13-01  
 Department Approval Pat Ceil Date 11/16/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O Prem # <u>11067</u>
Utility Accounting	<u>Kate Ekberry</u>		Date <u>11/16/01</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)

LELAND AVE.



APPROVED FOR CONSTRUCTION

*Pat Carl*  
 Community Development Department

*11/14/01*  
 Date

2377 LELAND AVE.  
 GRAND JUNCTION, CO  
 PLOT PLAN

1.4799 ACRES  
 ACCEPTED *Pat Carl*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

