

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

(2)

BLDG PERMIT NO. None
FILE # N/A

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 904 North 7th Street TAX SCHEDULE NO. 2945-141-11-009

SUBDIVISION City of GJ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 64,260

FILING --- BLK 18 LOTS 1-3 ESTIMATED REMODELING COST \$ 1800

OWNER Twelfth + Orchard LLC NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS _____ USE OF ALL EXISTING BLDGS 2682 sq ft (800 sq ft) - storage
#540 is office

TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Harbor Discount Storage Unit

ADDRESS same see attached site plan

TELEPHONE 970-263-9266 site plan w/ existing / proposed
all parking

✓ 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 B-1 SPECIAL CONDITIONS: Bldg is portable -

PARKING REQUIREMENT: 1342 ÷ 200 = 7 sp + 2 for office = 9 spaces

LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT N/A TRAFFIC ZONE _____ 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.

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 that 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 Robert M. Dineen Date 5-13-03

Department Approval Ronnie Edwards APA Date 5-16-03

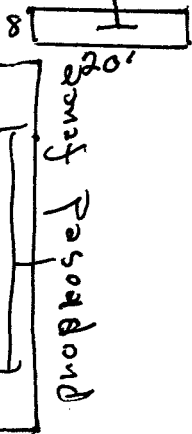
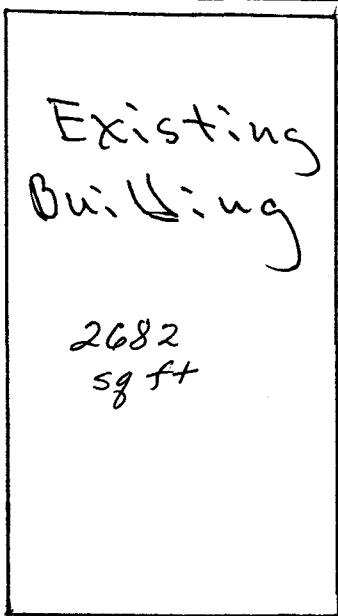
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Storage + fence</u>
Utility Accounting <u>OK answer</u>			Date <u>5/16/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

Proposed storage unit
8 ft x 20 ft.

75'



4 spaces
Parking

Parking
7 spaces

140'

14 parking spaces

7th Street

Teller Avenue

ACCEPTED *5/16/03 per*
City of Fair Harbor RSE
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