

Planning \$ <u>Pdw/App</u>	Drainage <u>Detention</u>
TCP \$ <u>6466</u>	School Impact \$ <u>---</u>

BLDG PERMIT NO.
FILE # <u>SS 2002-163</u>

\$ 2854<sup>80</sup> for Phase I **PLANNING CLEARANCE**

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

**Grand Junction Community Development Department**

*NO Sewer just storage*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2693 1/2 Hwy 50

TAX SCHEDULE NO. 2945-261-31-002

SUBDIVISION Coon Hill

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 25,950

FILING BLK LOT 2

SQ. FT OF EXISTING BLDG(S) None

OWNER COON/HILL, LLC  
Ben Hill & Ben Coon - Mng Member

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 1204 No. 7th St. GJ

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 4  
CONSTRUCTION

TELEPHONE 241-7653

USE OF ALL EXISTING BLDGS N/A Vacant

APPLICANT Ben Hill

DESCRIPTION OF WORK & INTENDED USE: Construct

ADDRESS 1204 No. 7th St. GJ

infrastructure for and erect <sup>209</sup> storage

TELEPHONE 241-7653

units PHASE I ONLY - Bldgs A & B

✓ 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: 15' from Property Line (PL) or  
from center of ROW, whichever is greater  
SIDE: 0' from PL REAR: 10' from PL

PARKING REQUIREMENT: ---

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: PER APPROVED

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 1.00 CENSUS-TRACT --- 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.

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

Date 7-12-02

Department Approval Santa J. Castillo

Date 5/5/03

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