

Planning \$ <u>10.00</u>
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 747 23 1/2 ROAD
Parcel No. 2701-323-00-091
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 1 No. Proposed 0
Sq. Ft. of Existing 528 Sq. Ft. Proposed 0
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name JAMES R ARNOTT
Address 2669 PARADISE DR
City / State / Zip GRAND JCT CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
 Change of Use (*Specify uses below)
 Other: Relocate an existing office

APPLICANT INFORMATION:

Name same
Address _____
City / State / Zip _____
Telephone 970 245 1000

* FOR CHANGE OF USE: trailer to the back
* Existing Use: Storage yard of the lot
* Proposed Use: Storage yard
Estimated Remodeling Cost \$ 1,000
Current Fair Market Value of Structure \$ _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>T-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

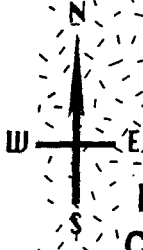
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Rocky Arnott Date 9/7/05
Department Approval Misha Wagner Date 9-7-05

Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No. _____
Utility Accounting <u>D Overholt</u> Date <u>9/7/05</u>

EXTRASPACE

A DIVISION OF PRINCIPAL BUILDING COMPANY



INTERSTATE
COMMERCIAL
PARK

ACCEPTED *W. Shie Shagan 9/27/05*
 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.

55 INTERSTATE AVENUE

Extra Space Storage Yard

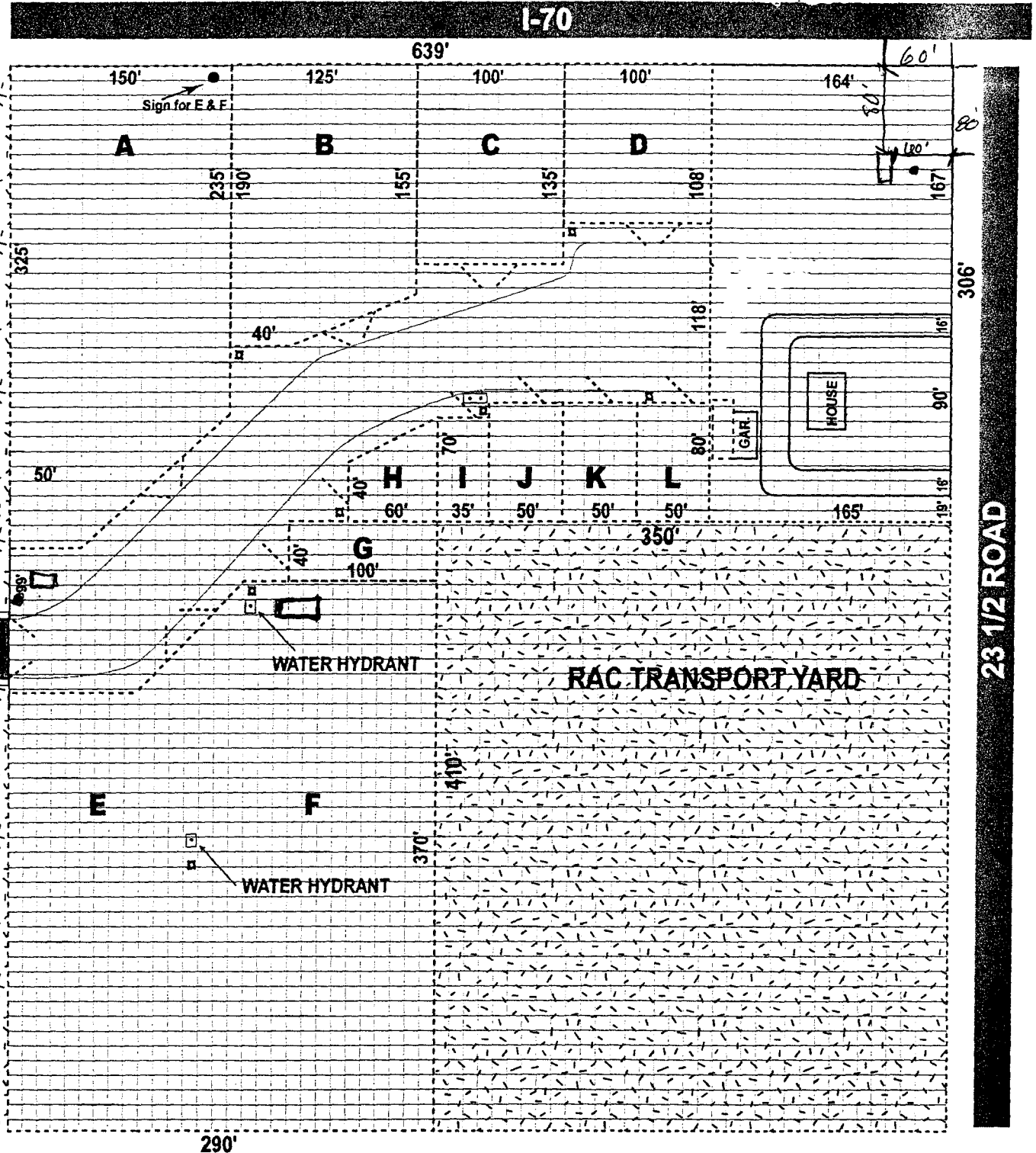
2336 Interstate Avenue
 Grand Jct., CO 81505
 (970) 245-1000

2/22/2000

Scale: 1" = 20' - 0"

Legend:

- Light Pole/50 Amp Service
- Water/Sewage Dump
- 6' Chain Link Fence



23 1/2 ROAD