

Planning \$ <u>N/A</u>	Drainage <u>N/A</u>
TCP \$ <u>4,056.00</u>	School Impact \$ <u>N/A</u>

G PERMIT NO.
FILE # <u>SPR-2004-182</u>

## PLANNING CLEARANCE

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

(A)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2755 D ROAD

SUBDIVISION UNPLATTED

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER RICHARD + LINDA WEBER

ADDRESS 6800 REEDER MESA ROAD  
WHITENWATER, CO 81527

TELEPHONE 245-6782

APPLICANT RICHARD + LINDA WEBER

ADDRESS 6800 REEDER MESA RD

TELEPHONE 245-6782

TAX SCHEDULE NO. 2945-241-00-044/023/022

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14,940

SQ. FT OF EXISTING BLDG(S) to be demo'd

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION

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

USE OF ALL EXISTING BLDGS N/A

DESCRIPTION OF WORK & INTENDED USE:  
CONSTRUCT mini STORAGE BUILDINGS  
89 UNITS TOTAL

✓ 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-2

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

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_

PARKING REQUIREMENT: PAVING REQ. TO ALL UNITS

SPECIAL CONDITIONS: PER APPROVED SITE  
AND LANDSCAPING PLAN.

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 Linda Weber

Department Approval Jack D. Peterson

Date \_\_\_\_\_

Date 12-9-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>See notes</u>
Utility Accounting <u>Overholt</u>			Date <u>1/7/05</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)