

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>1032<sup>00</sup></u>	School Impact \$ <u>0</u>

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

## 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 2693 1/2 Hwy 50  
 SUBDIVISION Corn Hill #  
 FILING \_\_\_\_\_ BLK 2 LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-261-34-002  
 SQ. FT. OF EXISTING BLDG(S) Phase I  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3700

OWNER Bent Faith Hill + Corn Hill LLC  
 ADDRESS 1204 N 7th St.  
 CITY/STATE/ZIP Grand Jet Co 81501

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0  
 CONSTRUCTION

APPLICANT Steve Vaytilla  
 ADDRESS 2785 D Rd.  
 CITY/STATE/ZIP Grand Jet Co 81501  
 TELEPHONE 234-2000

USE OF ALL EXISTING BLDG(S) Storage Units  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
New Storage Buildings  
3 Buildings

**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 <u>C-1</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 100</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: _____
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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 [Signature] Date 4-20-06  
 Department Approval [Signature] Date 4-20-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO sewer permit</u>
Utility Accounting <u>[Signature]</u>			Date <u>4/20/06</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)

SEE B'S ROAD  
1/2 WIDTH IMPROVEMENTS  
SHEET FOR CURB, GUTTER  
AND SIDEWALK INSTALLATION DETAIL

ROAD CL (CROWN)

EXISTING  
18" RCP

LANDSCAPE AREA-15'

RETAINING WALL  
(1.32' TO 2.65' HIGH)

6" CHAIN LINK  
FENCE W/ 3  
STRANDS BARB  
WIRE ON TOP

City of Grand Junction  
2945-261-00-941  
Zoned C-1  
Land Use Fire Station

EXISTING APARTMENT GARAGES

EXISTING  
BORROW  
DITCH

LOT 2  
1.85 ACRES  
9.11'

LANDSCAPE AREA-10'

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

ADJOINER'S CURB

Perimeter Fence

*PHASE II Approval*

*PHASE II Approval*

PHASE II Approval  
In accordance with Section 2.2(D)(4)(c)(2) of Section 2.2(D)(5)(d)(11),  
this approval shall expire on and be null and void on April 20, 2026.  
2026.

Executed by:

*[Signature]*  
Name and Title  
Community Development Department  
City of Grand Junction, Colorado

Date

4/20/26

Choice Hotels International Services Corp.  
2945-261-00-034  
Zoned C-1  
Land Use Commercial

THE NEW PAVEMENT  
TO EXISTING DRIVE WAY

25.00'

REMOVE 23" ADJOINERS CURB  
TO FACILITATE MERGE LANE

KEEP RIGHT SIGN

LOT 1  
1.29 ACRES

20' DRAINAGE EASEMENT

8" POND  
DISCHARGE PIPE

8" DIA STORM  
MAN MANHOLE

FINANCE  
SURFACE  
- GRASS

ID ACCESS GATE

EMERGENCY  
SPILLWAY

DETENTION POND EASEMENT

POND BOTTOM  
RIPRAP EXTENDED  
1.5' INTO POND  
BOTTOM SEE DETAIL

25" UTILITY  
EASEMENT

SECURITY  
GATE

INLET  
DITCH

TOP OF POND

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