

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>3036<sup>30</sup></u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>55-2002-163</u>

## PLANNING CLEARANCE

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

# COPY

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2693 1/2 Hwy 50  
 SUBDIVISION Coon Hill  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2

TAX SCHEDULE NO. 2945-261-34-002  
 SQ. FT. OF EXISTING BLDG(S) 14,800  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 11,700

OWNER Ben & Faith Hill  
 ADDRESS 545 W. Greenwood Ct  
 CITY/STATE/ZIP Grand Junction, CO 81503

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 5 AFTER 7  
 CONSTRUCTION

APPLICANT Ben Hill  
 ADDRESS 1204 W. 7th St.  
 CITY/STATE/ZIP Grand Junction, CO 81501  
 TELEPHONE 970-241-7653

USE OF ALL EXISTING BLDG(S) Storage Units  
 DESCRIPTION OF WORK & INTENDED USE: Erect bldgs A & B, Finish paving & landscaping PER PLAN

*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>10</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>None</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 Ben Hill Date 8-22-06  
 Department Approval Antonia Castello Date 8-22-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Storage Units</u>
Utility Accounting <u>Antonia Castello</u>			Date <u>July 20</u> <u>Seper 8/22/06</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)

KIPKAP  
D50 = 10"

LOT 1  
1.29 ACRES

TRAFFIC DIRECTION SIGN  
FOR INCOMING TRAFFIC  
RAISED MEDIAN WITH COLORED  
CONCRETE BETWEEN CURBS  
KEEP RIGHT SIGN

TIE NEW PAVMENT  
TO EXISTING DRIVE WAY

REMOVE 33' ADJOINERS CURB  
TO FACILITATE MERGE LANE

25.00'

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

ORIGINAL

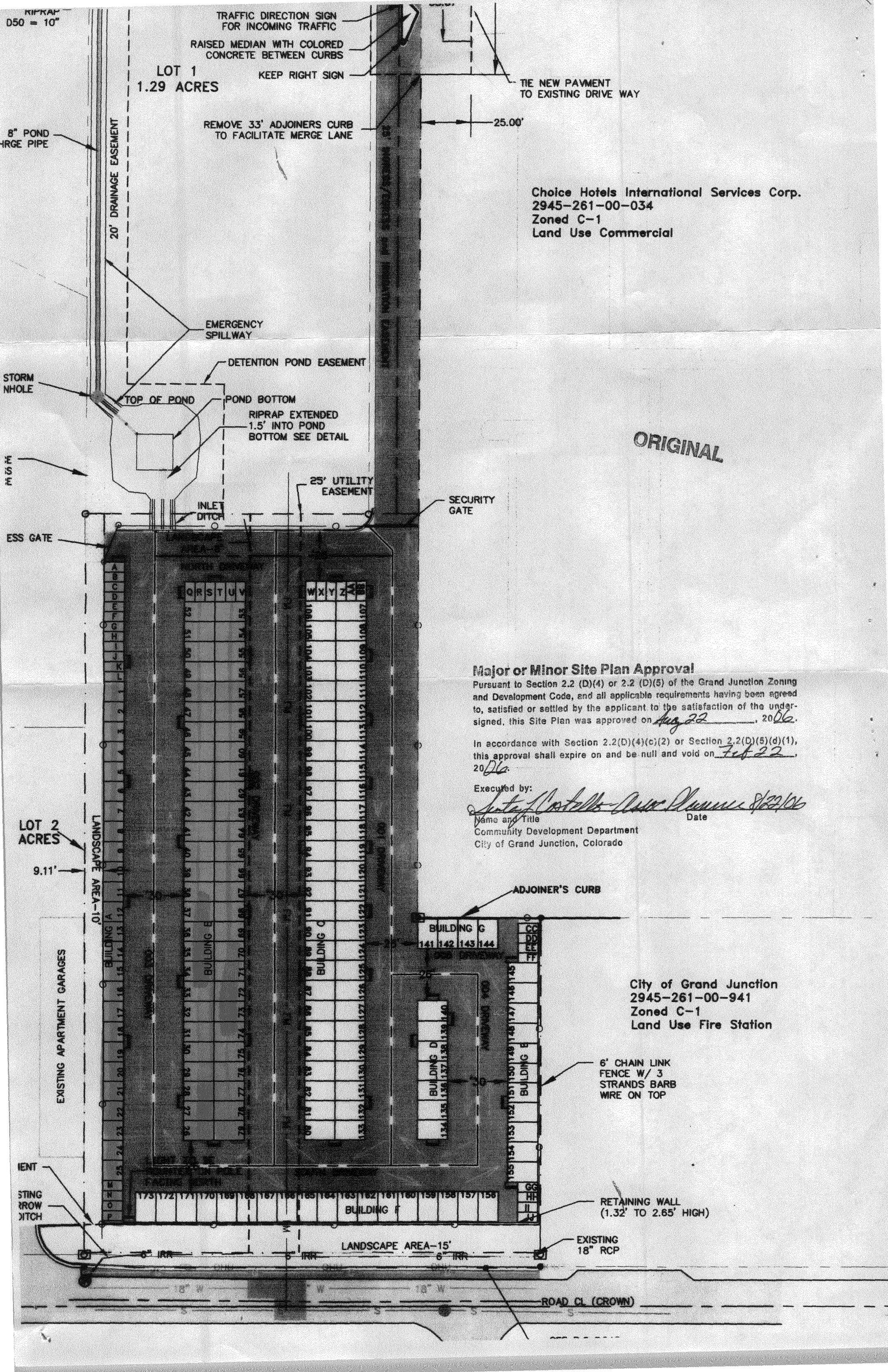
**Major or Minor Site Plan Approval**

Pursuant to Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on Aug 22, 2006.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on Feb 22, 2006.

Executed by:  
[Signature]  
Name and Title: Community Development Department  
City of Grand Junction, Colorado  
Date: 8/22/06

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



8" POND  
DRG PIPE

20' DRAINAGE EASEMENT

EMERGENCY  
SPILLWAY

DETENTION POND EASEMENT

TOP OF POND

POND BOTTOM

RIPRAP EXTENDED  
1.5' INTO POND  
BOTTOM SEE DETAIL

25' UTILITY  
EASEMENT

SECURITY  
GATE

ESS GATE

LOT 2  
9.11 ACRES

LANDSCAPE AREA-10'

ADJOINER'S CURB

BUILDING G  
141 142 143 144

BUILDING D  
134 135 136 137 138 139 140

BUILDING E  
145 146 147 148 149 150

BUILDING F  
151 152 153 154 155 156 157 158

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

RETAINING WALL  
(1.32' TO 2.65' HIGH)

EXISTING  
18" RCP

LANDSCAPE AREA-15'

ROAD CL (CROWN)