

Planning \$ <u>FDW/App</u>	Draina <u>0</u>
CP \$ <u>746⁰⁰</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>MSP-2005-220</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

IMPROVEMENT ON 1090 KIMBALL

BUILDING ADDRESS TAX No. 1070 KIMBALL TAX SCHEDULE NO. 2945-231-20-009

SUBDIVISION LOT 5 AMENDED SJ SUBDIVISION SQ. FT. OF EXISTING BLDG(S) APPROX 5,000[#]

FILING _____ BLK _____ LOT 5 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 960[#]

OWNER TONY RAY WHITTLE REVOCABLE TRUST MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 825 E. 32ND ST NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
CITY/STATE/ZIP DURANGO, CO 81301 CONSTRUCTION

APPLICANT TONY WHITTLE USE OF ALL EXISTING BLDG(S) _____

ADDRESS 825 E. 32ND ST DESCRIPTION OF WORK & INTENDED USE: 960^{sq} ft
CITY/STATE/ZIP DURANGO, CO 81301 Covered Storage Area

TELEPHONE 970-247-1392

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>I-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
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	PARKING REQUIREMENT: <u>Per Plan</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	_____

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 D. KASNOFF, FC Date 9/13/2003
 Department Approval Antonia Castellano Date 3/10/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. Existing <u>100-27-316</u>
Utility Accounting <u>Kate Calsbauer</u>	Date <u>3/20/06</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)

REVISED
3/6/2006

COPY

NOTES:

- A. EXISTING 67' X 81' SHOP BUILDING
- B. EXISTING CONCRETE LOADING AREA
- C. EXISTING CONCRETE PARKING / LOADING AREA
- D. EXISTING ASPHALT PARKING AREA
- E. PROPOSED 26' X 80' SLAB ON GRADE WITH A 3' X 80' DRIVE ON APRON. HATCHED AREA INDICATES NEW 24' X 40' (960 Sq Ft) PRE-ENGINEERED STORAGE BUILDING. SLAB IS OVERSIZED TO ACCOMMODATE FUTURE 24' X 40' PRE-ENGINEERED STORAGE BUILDING. RE: (*) BELOW.
- F. EXISTING ASPHALT PARKING AREA.
- G. EXISTING ROLLING SECURITY GATE.
- H. EXISTING LANDSCAPED AREA.
- I. EXISTING DRIVE LANE / ENTRANCE.
- J. EXISTING MONUMENT SIGN.
- K. EXISTING IRRIGATED LAWN AREA W/ TREES.
- L. EXISTING CONCRETE DRIVE APRON.

(*) PROPOSED SLAB IS SET BACK 12'-0" FROM THE WEST SIDE PROPERTY LINE AND 6'-0" FROM THE SOUTH EASEMENT LINE LOCATED AT THE FENCE. PLEASE NOTE ANY CHANGES REQUIRED FOR DISTANCE FROM EASEMENT LINE AT THIS LOCATION. RE: NOTE REFERENCE BUBBLE "E"

- UNIMPROVED LOT AREA
- EXISTING SHOP BUILDING
- 24' X 40' PROPOSED STORAGE BUILDING

- EXISTING FENCE LINE
- PROPERTY LINES
- EXISTING CATCH / SPILL CURB AND GUTTER

APPROVED FOR CONSTRUCTION
[Signature]
Community Development Department
3/16/06

SITE PLAN

PROJECT INFO:
COVERED STORAGE ADDITION
1070 KIMBALL AVENUE
GRAND JUNCTION CO. 81501

SCALE: 1" = 40'-0"



(2) 1 1/2" CALIPER TREES
(3) 1 GAL SHRUBS
PER CITY PLANNER COMMENTS