

Planning \$ <u>    </u>	Drainage \$ <u>    </u>
TCP \$ <u>    </u>	School Impact \$ <u>    </u>

BLDG PERMIT NO.
FILE # <u>MSP-2006-203</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 2691 UNAWEEP AVE  
 SUBDIVISION PERKINS  
 FILING \_\_\_\_\_ BLK 5 LOT 1,2,3

TAX SCHEDULE NO. 2945-261-05-003  
 SQ. FT. OF EXISTING BLDG(S) 5,160  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,200

OWNER GARTH & RENITA GLASOE  
 ADDRESS 2691 UNAWEEP AVE  
 CITY/STATE/ZIP GRAND JCT, CO 81503

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2 CONSTRUCTION

APPLICANT MOR STORAGE  
 ADDRESS 3010 I-70B  
 CITY/STATE/ZIP GRAND JCT, CO 81504  
 TELEPHONE 254-0460

USE OF ALL EXISTING BLDG(S) RESIDENCE & RETAIL GARAGE FOR PARKING & STORAGE  
 DESCRIPTION OF WORK & INTENDED USE: Construction of 24'x30' 2-story Garage for residence parking & storage area.

*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>1.00 FAR</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>None</u> SPECIAL CONDITIONS: <u>2nd level only to be used as storage for residence &amp; as craft &amp; hobby storage, NOT for business or as an accessory residential structure.</u>
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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 K Blecha (Mor Storage) Date 8-22-06  
 Department Approval Adam Oster Date 8-22-06

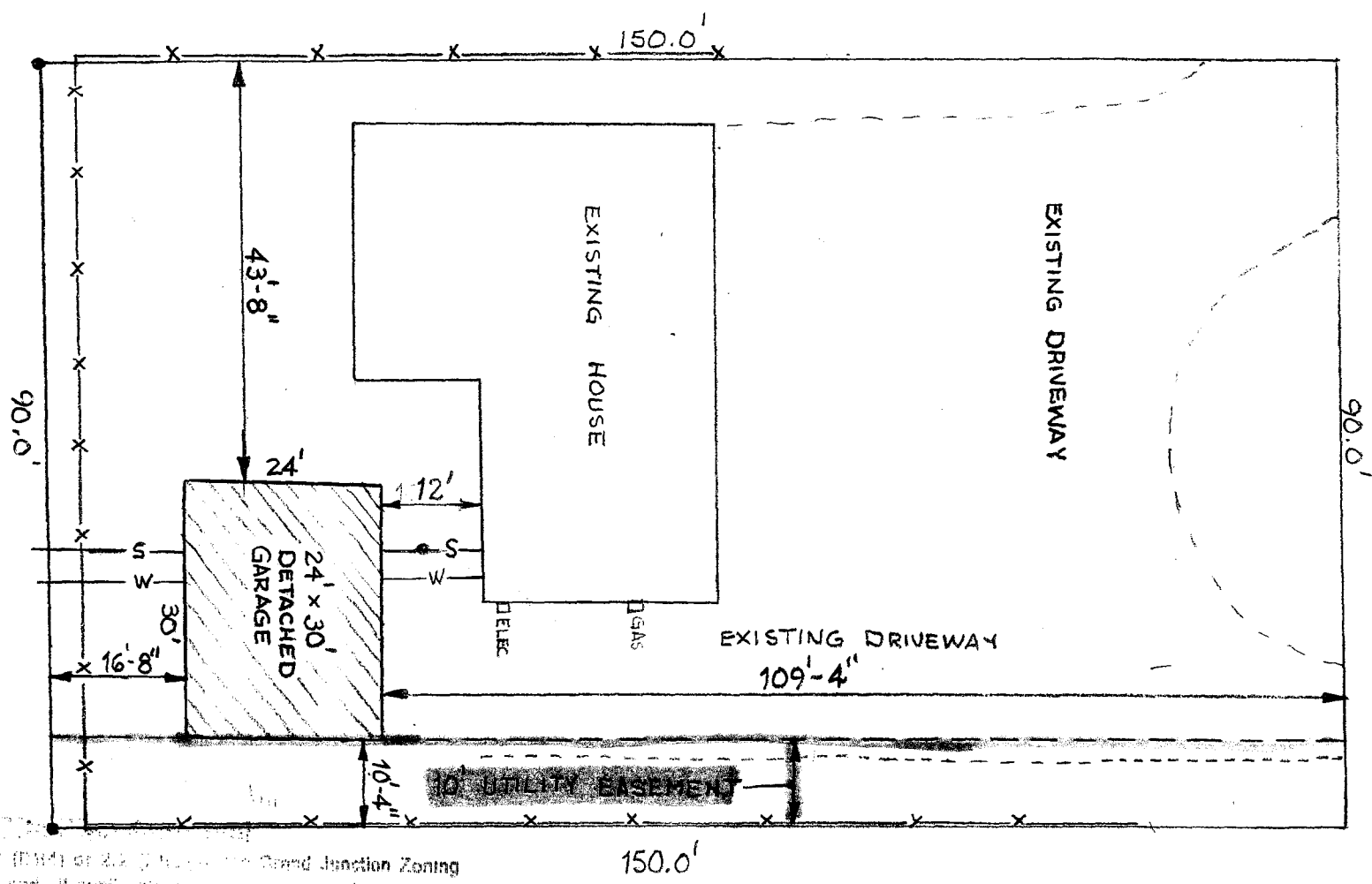
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>98200-11864</u>
Utility Accounting	<u>Eqw-sufficient</u>		Date <u>8/22/06</u>

**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)

GARTH & RENITA GLASOE  
2691 UNAWEEP AVE.

UNAWEEP AVE.



SITE PLAN

Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Zoning Ordinance Code, and all applicable rules and regulations have been agreed to by the applicant and the City of Grand Junction. The City of Grand Junction hereby approves the Site Plan as shown on 8-22, 2006.

on 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 \_\_\_\_\_, 20    .

Executed by: Adam Olsen 8-22-06  
 Name and Title Associate Planner Date 8-22-06  
 Community Development Department  
 City of Grand Junction, Colorado

SCALE: 1"=20'