

|                      |                           |
|----------------------|---------------------------|
| Planning \$ <u>0</u> | Drainage \$ <u>0</u>      |
| TCP \$ <u>0</u>      | School Impact \$ <u>0</u> |

|                            |
|----------------------------|
| ..DG PERMIT NO.            |
| FILE # <u>MSP-2007-105</u> |

## PLANNING CLEARANCE

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

110241-806

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 464 25-1/2 ROAD  
 SUBDIVISION SIX AND FIFTY WEST  
 FILING TWO BLK 5 LOT 14  
 OWNER 464 25 1/2 ROAD, LLC.  
 ADDRESS 464 25 1/2 ROAD  
 CITY/STATE/ZIP GRAND JCT., CO. 81501  
 APPLICANT RONALD A. BELT  
 ADDRESS 464 25 1/2 ROAD  
 CITY/STATE/ZIP GRAND JCT., CO. 81501  
 TELEPHONE (970) 261-0615

TAX SCHEDULE NO. 2945-151-11-014  
 SQ. FT. OF EXISTING BLDG(S) 3700  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 640  
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 3  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) COMMERCIAL

DESCRIPTION OF WORK & INTENDED USE: STORAGE  
CONTAINERS  
PLACED IN BACK FENCED  
COMPOUND: (TWO) 320' SEA STORAGE CONTAINERS

*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-2</u><br>SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater<br>SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL<br>MAX. HEIGHT <u>40'</u><br>MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u> | LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____<br>PARKING REQUIREMENT: <u>6 spaces</u><br>SPECIAL CONDITIONS: <u>2, 320#</u><br><u>storage units to be placed on property.</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 Ronald A. Belt Date 3-21-07  
 Department Approval C. Gayer Hall Date 7/27/07

|  |     |             |  |
|--|-----|-------------|--|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. <u>No charges to SW or water</u> |
| Utility Accounting                                     |     |             | Date <u>7-30-07</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)

25 1/2 Road

CURRENTLY 23 BUSHES / 11 TREES / 4 CACTUS

FIRE HYDRANT  
Found LS 9980  
Original Subdivision Corner

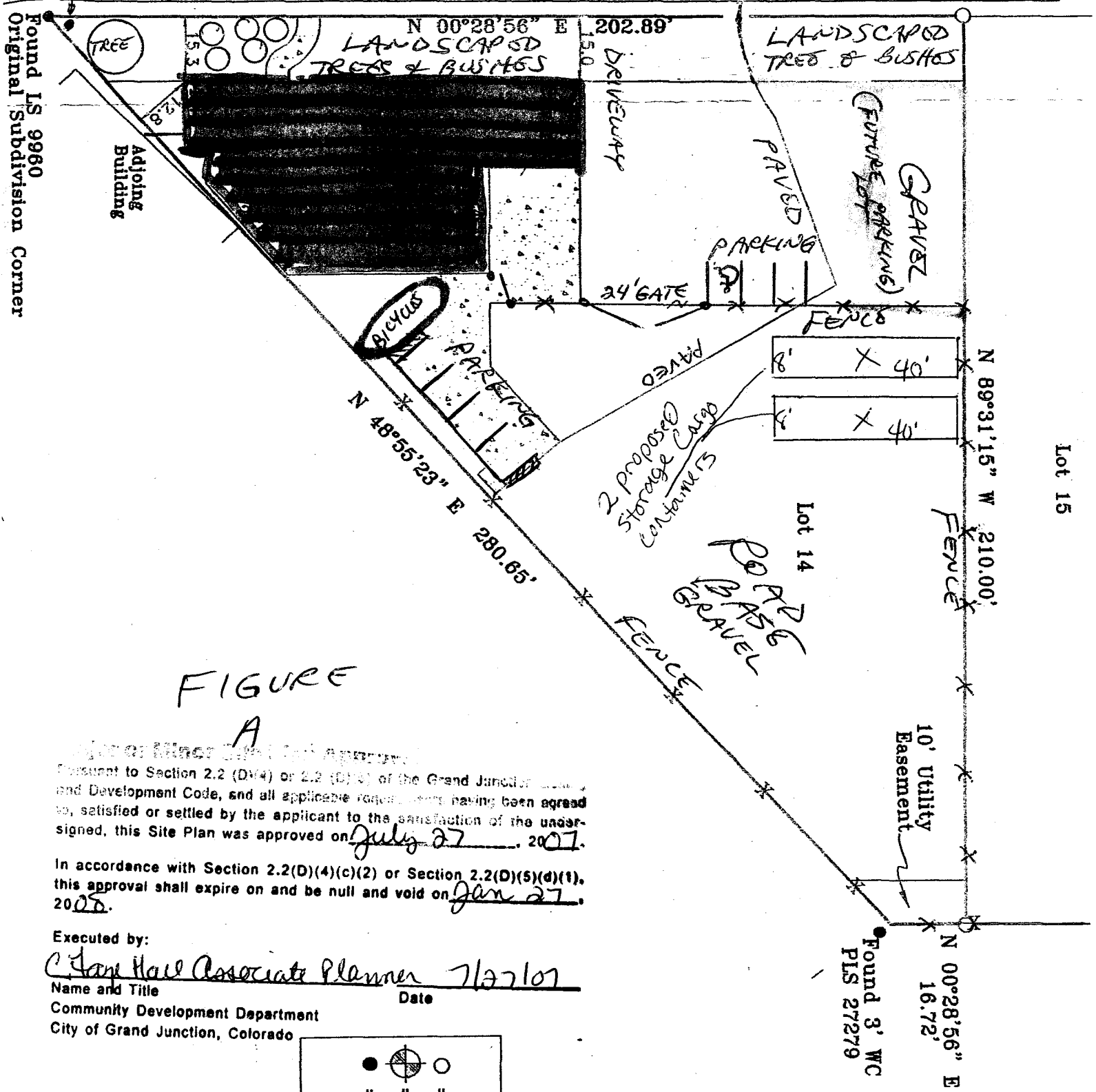


FIGURE A

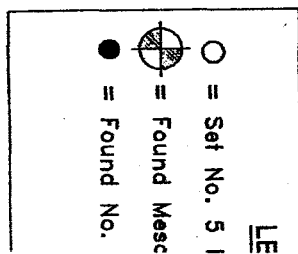
In accordance with Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction Land Use and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on July 27, 2007.

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 Jan 27, 2008.

Executed by:

C. Jane Hall Associate Planner 7/27/07  
Name and Title Date

Community Development Department  
City of Grand Junction, Colorado

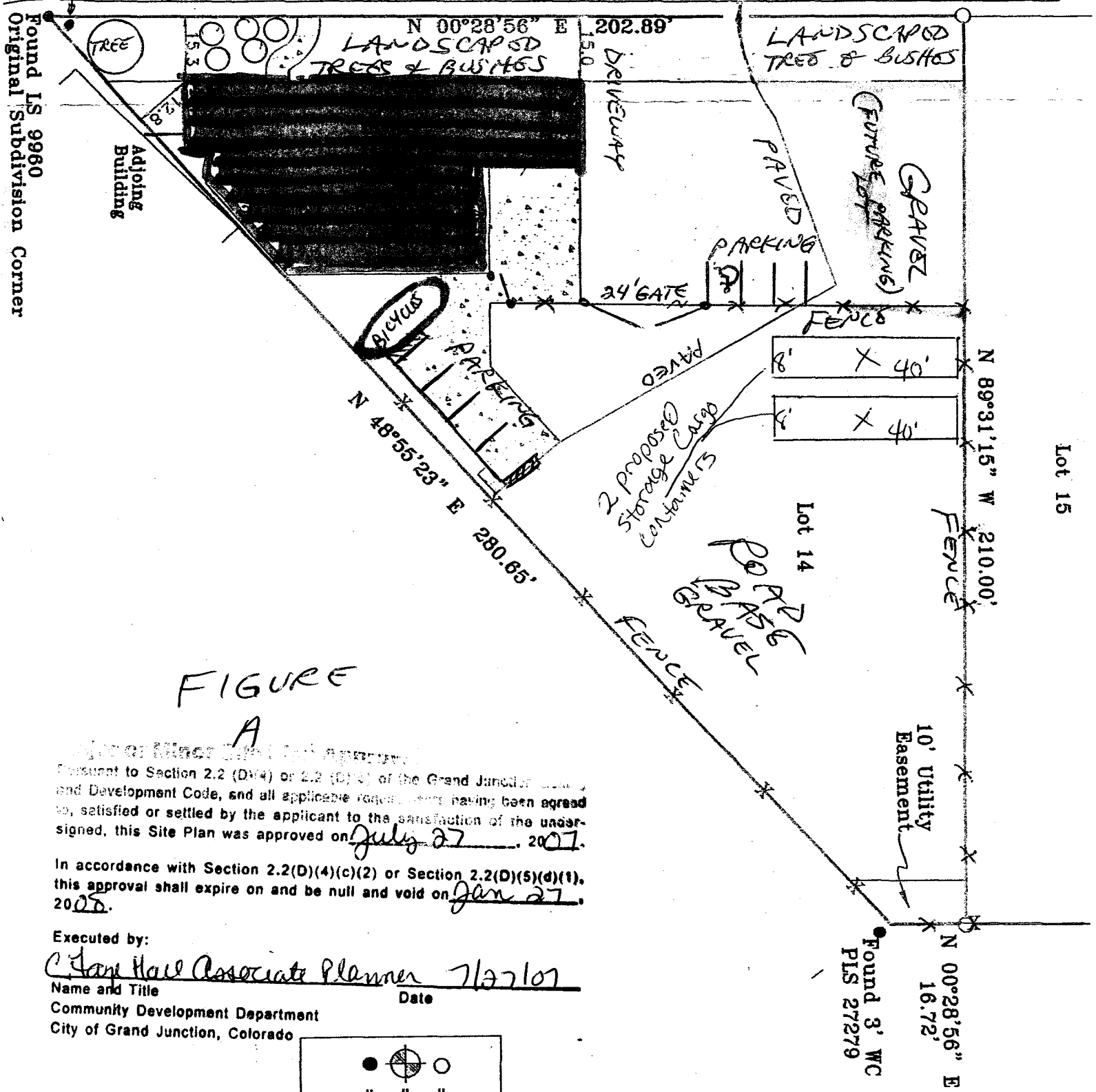


Site & Parking Plan

25 1/2 Road

CURRENTLY 23 BUSHES / 11 TREES / 4 CACTUS

FIRE HYDRANT  
Found LS 9980  
Original Subdivision Corner



Lot 15

Lot 14

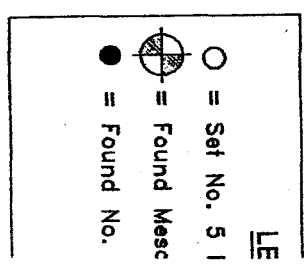
FIGURE A

In accordance with Section 2.2 (D)(4) or 2.2 (D)(5) of the Grand Junction 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 July 27, 2007.

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 Jan 27, 2008.

Executed by:  
C. Jane Hall Associate Planner 7/27/07  
Name and Title Date

Community Development Department  
City of Grand Junction, Colorado



Site & Parking Plan



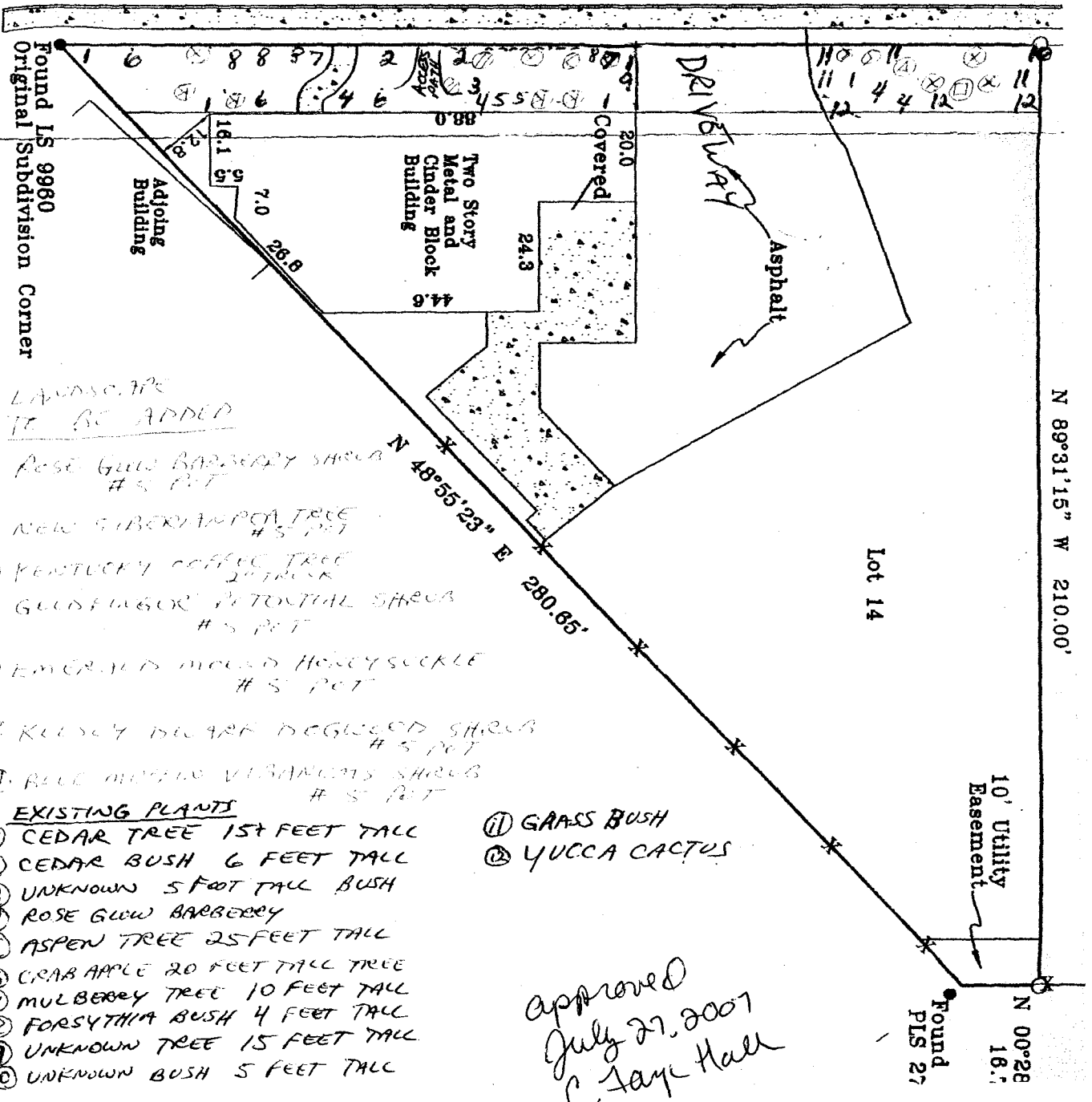


# PLANTS TO BE ADDED LAYOUT

15 BUSHES  
2 TREES



25 1/2 Road



LANDSCAPE TO BE ADDED

- ① ROSE GLOW BARBERRY SHRUB # 5 POT
- ② NEW SIBERIAN PEACH TREE # 5 POT
- ③ KENTUCKY COFFEE TREE 20\"/>

EXISTING PLANTS

- ① CEDAR TREE 15 FEET TALL
- ② CEDAR BUSH 6 FEET TALL
- ③ UNKNOWN 5 FOOT TALL BUSH
- ④ ROSE GLOW BARBERRY
- ⑤ ASPEN TREE 25 FEET TALL
- ⑥ CRAB APPLE 20 FEET TALL TREE
- ⑦ MULBERRY TREE 10 FEET TALL
- ⑧ FORSYTHIA BUSH 4 FEET TALL
- ⑨ UNKNOWN TREE 15 FEET TALL
- ⑩ UNKNOWN BUSH 5 FEET TALL

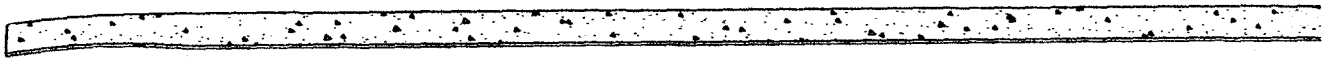
- ① GRASS BUSH
- ② YUCCA CACTUS

Approved  
July 27, 2007  
C. Jay Hall

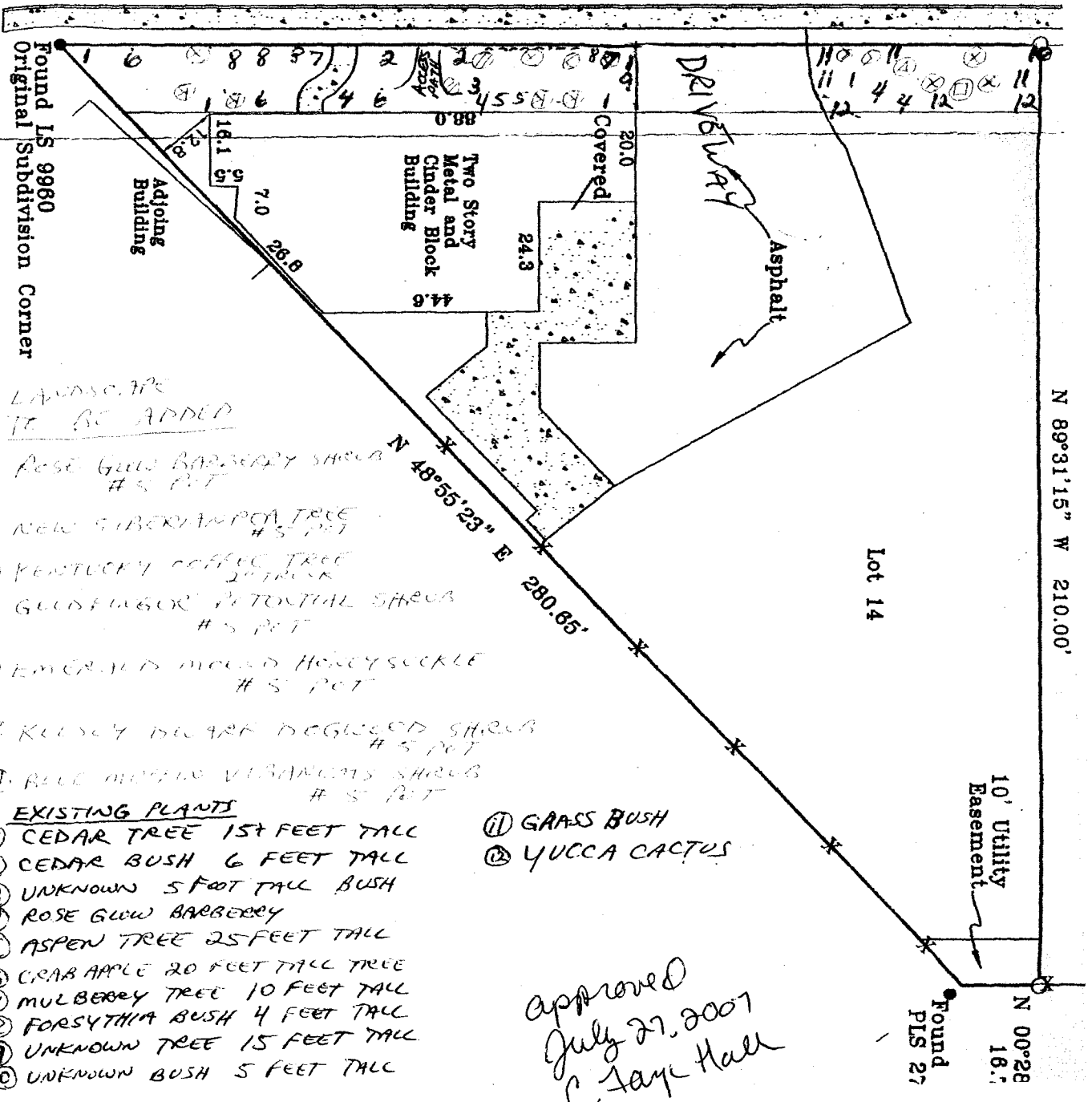
## Landscape Plan

# PLANTS TO BE ADDED LAYOUT

15 BUSHES  
2 TREES



25 1/2 Road



LANDSCAPE TO BE ADDED

- ① ROSE GLOW BARBERRY SHRUB # 5 POT
- ② NEW SIBERIAN PEACH TREE # 5 POT
- ③ KENTUCKY COFFEE TREE 20" TRUNK
- ④ GULDFINGER POTENTIAL SHRUB # 5 POT
- ⑤ EMERALD MOUND HONEYSUCKLE # 5 POT
- ⑥ KUSSY DWARF DOGWOOD SHRUB # 5 POT
- ⑦ RICE MOUND VIBRANTIS SHRUB # 5 POT

EXISTING PLANTS

- ① CEDAR TREE 15 FEET TALL
- ② CEDAR BUSH 6 FEET TALL
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- ① GRASS BUSH
- ② YUCCA CACTUS

Approved  
July 27, 2007  
C. Jay Hall

## Landscape Plan