

Planning \$ <u>10.00</u>	Drainage \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</u>

BLDG PERMIT NO.
FILE # <u>CUP-2000-242</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 2712 Hwy. 50  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-252-00-110  
 SQ. FT. OF EXISTING BLDG(S) 622.8 AND 121.7  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 384

OWNER Ken + Jeanne Shackles  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP 970-241-8690

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE Ø AFTER Ø  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3  
 CONSTRUCTION

APPLICANT Ken + Jeanne Shackles  
 ADDRESS 2159 Shinnandoah DR  
 CITY/STATE/ZIP GRD. JCT. CO. 81503  
 TELEPHONE 970-241-3663

USE OF ALL EXISTING BLDG(S) Auto Sales  
 DESCRIPTION OF WORK & INTENDED USE: STORAGE OF Auto Sales MATERIALS 16" TIRES & WHEELS - VACUUM - + MISC.

*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 C-1  
 SETBACKS: FRONT: 15' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 0' from PL REAR: 10' from PL  
 MAX. HEIGHT 35'  
 MAX. COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X  
 PARKING REQUIREMENT: N/A  
 SPECIAL CONDITIONS: will not encroach into any parking or affect circulation on site.

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).

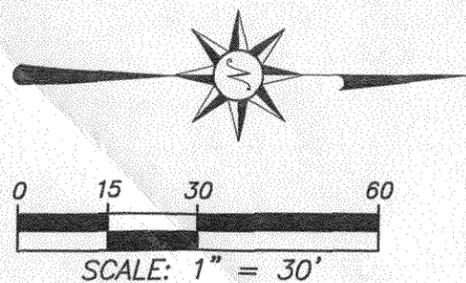
Applicant's Signature [Signature] Date 11-14-07  
 Department Approval [Signature] Date 11/20/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>NO</u>	W/O No. <u>No sewer/water change</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/20/07</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)

1120101  
 ACCEPTED *C. J. Hall*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



**LEGAL DESCRIPTION PARCEL 2945-252-00-038**  
 Commencing at the Northeast Corner of Lot 8, Block 2, of Artesia Heights Subdivision; thence South 00°07'00" West 190.37 feet thence North 89°53'00" West 55.00 feet to the true point of beginning; thence South 07°43'00" West 201.05 feet; thence North 19°56'30" East 171.41 feet; thence South 89°53'00" East 50.00 feet to the true point of Beginning  
 County of Mesa, State of Colorado

**LEGAL DESCRIPTION PARCEL 2945-252-00-110**  
 Beginning at the Northeast corner of the SW1/4 of the SW1/4 of the NW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian; thence South 237 feet to the North right of way boundary of U.S. Highway 50; thence Northwest along the North right of way boundary of said highway a distance of 90 feet; thence Northeasterly to a point on the North line of the SW1/4 of the SW1/4 of the NW1/4 of said section 25 that is 55 feet West of the point of beginning; thence East 55 feet to the point of beginning.  
 County of Mesa, State of Colorado

Denis & Charlie  
 Thibodeau  
 2945-252-11-011  
 Book 2296,  
 Page 506  
 Dog Kennel

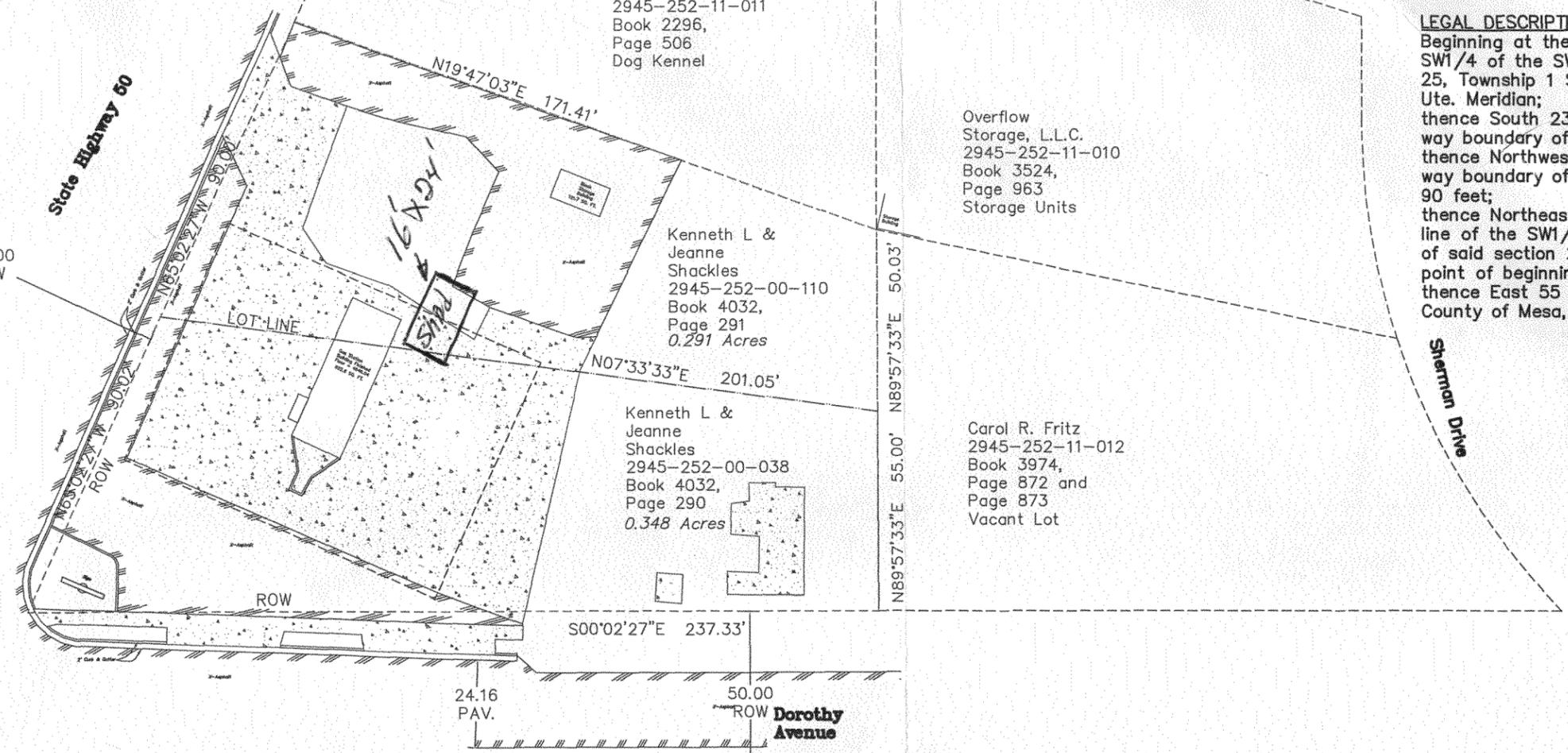
Overflow  
 Storage, L.L.C.  
 2945-252-11-010  
 Book 3524,  
 Page 963  
 Storage Units

Kenneth L & Jeanne  
 Shackles  
 2945-252-00-110  
 Book 4032,  
 Page 291  
 0.291 Acres

Kenneth L & Jeanne  
 Shackles  
 2945-252-00-038  
 Book 4032,  
 Page 290  
 0.348 Acres

Carol R. Fritz  
 2945-252-11-012  
 Book 3974,  
 Page 872 and  
 Page 873  
 Vacant Lot

Monument Oil  
 Company  
 2945-252-12-010  
 Convent  
 Store/Fueling  
 Station



SHEET 1 OF 1

VICINITY SKETCH

METRO MOTORS  
 2712 HWY 50

**LANDesign**  
 ENGINEERS • SURVEYORS • PLANNERS  
 244 NORTH 7th STREET  
 GRAND JUNCTION, COLORADO 81501 (970) 245-4088

DRAWN: C.J.G. CHK'D:

DATE: 3/20/06

PRJ NO.: 20600 FILE NAME: METROMOTORS