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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

14464-9096

Building Address 2273 RIVER ROAD
 Parcel No. 2945 - 061 - 15 - 001
 Subdivision SMITH & BAILEYS
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. Proposed 4
 Sq. Ft. of Existing Bldgs 26,220 Sq. Ft. Proposed 392
 Sq. Ft. of Lot / Parcel (43.56 ACRES) - 1,897,474 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 103,500 SF
 Height of Proposed Structure 11'

OWNER INFORMATION:

Name UNITED COMPANIES OF MESA CNTY
 Address 2273 RIVER ROAD
 City / State / Zip G.J., CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 14' x 28' STORAGE

APPLICANT INFORMATION:

Name MOR STORAGE SALES
 Address 3010 I-70B
 City / State / Zip G.J., CO 81504
 Telephone 254 - 0460

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Storage only.

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE 12 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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).

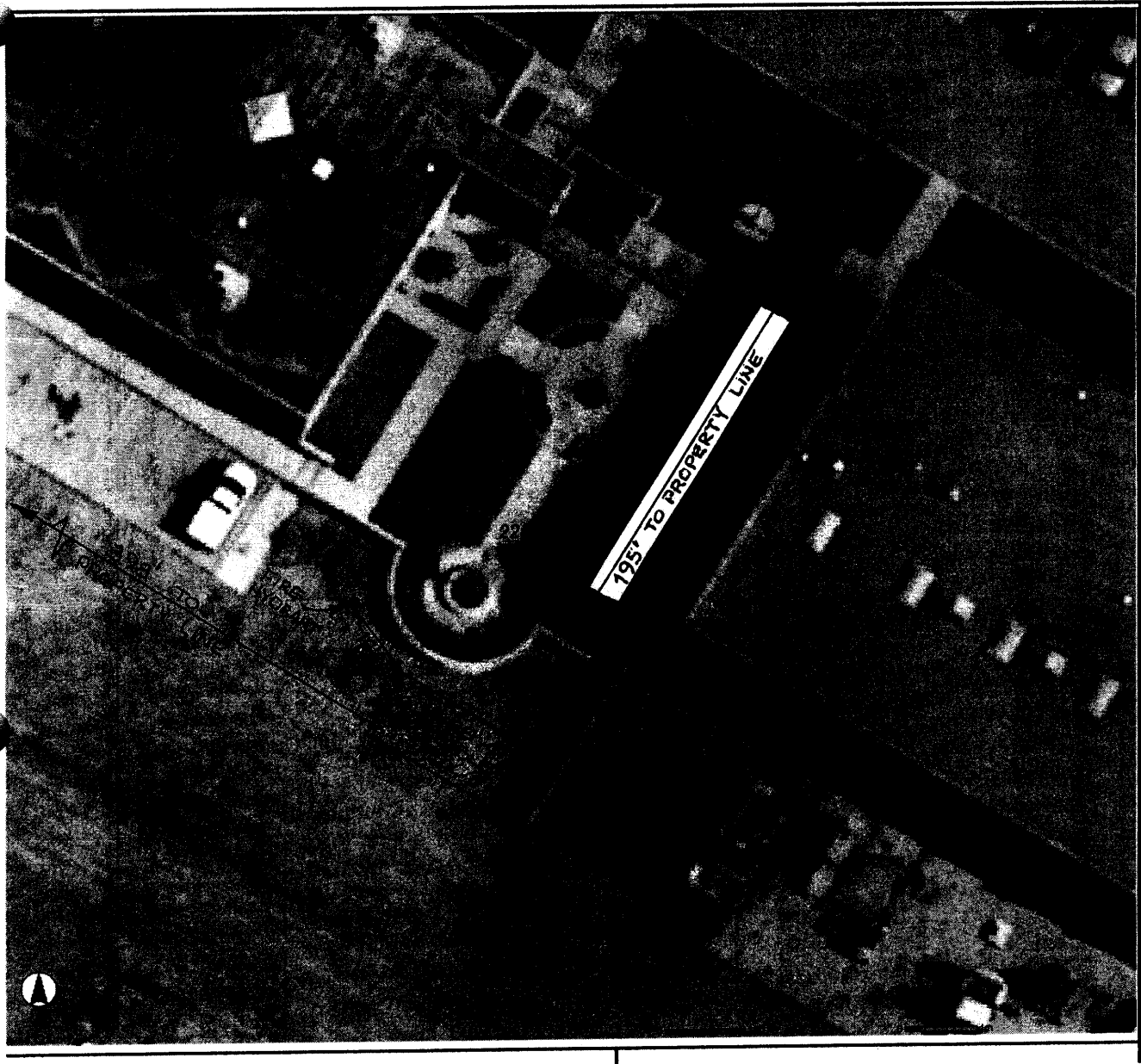
Applicant Signature [Signature] Date 12-10-07

Department Approval [Signature] Date 12/12/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No w/wt/Sewer Charge.</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/12/07</u>		

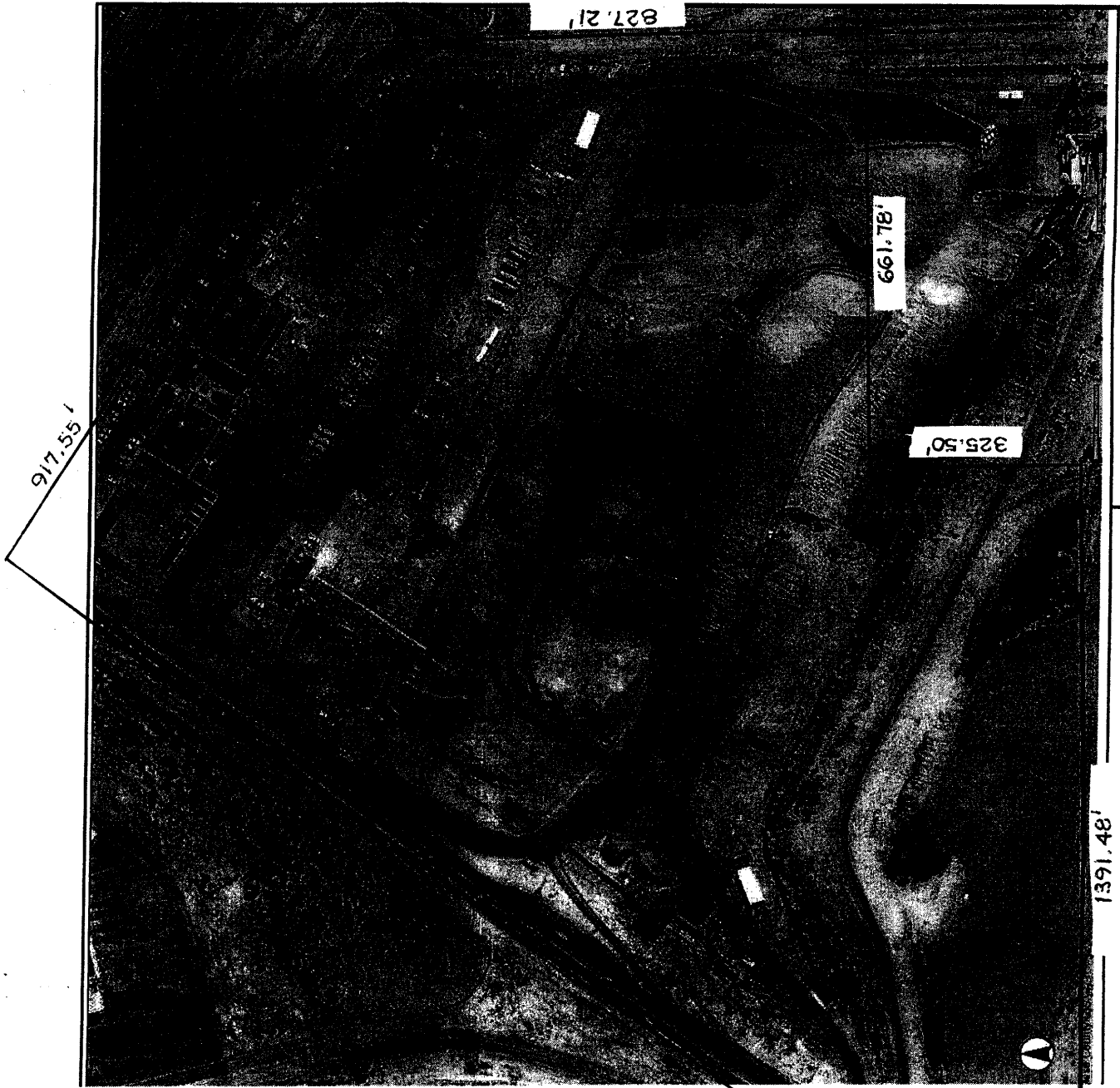
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

~~227~~ 2273 River Rd



1" = 30'

ACCEPTED *Paula Hopwood*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.



827.21'

661.78'

325.50'

1391.48'

2095.30'

917.55'