

City  County

PLAN # ~~91021~~ 21021

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

\$x1

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 458 Willow Road  
SUBDIVISION: Replat of D & W Subdivision  
FILING # \_\_\_\_\_ BLK # 3 LOT # 2,3,4  
TAX SCHEDULE NUMBER:  
2943-182-06-002,003,004  
PROPERTY OWNER: Grand Junction Mini-Storage Inv.  
ADDRESS: P.O. Box 3698, Grand Junction, Colo.  
PHONE: 303-245-6464

SQ FT OF BLDG: 200 sq. ft.  
SQ FT OF LOT: 47,850  
NUMBER OF FAMILY UNITS: n/a  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION  
91- 10' x 20' steel storage bldgs.  
USE OF ALL EXISTING BUILDINGS:  
Portable Storage for rent to public.

DESCRIPTION OF WORK AND INTENDED USE:  
Convert one 10' x 20' steel building into  
a one person office. Bldg. to meet all local bldg. codes.

\*\*\*\*\*  
FOR OFFICE USE ONLY  
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ZONE: I-1  
SETBACKS: F 35' S 0' R 0'  
RIGHT OF WAY: 60'  
MAXIMUM HEIGHT: 65'  
PARKING SPACES REQUIRED: 0  
LANDSCAPING/SCREENING: As shown

FLOOD PLAIN: YES  NO   
GEOLOGIC HAZARD: YES  NO   
CENSUS TRACT NUMBER: 7  
SPECIAL CONDITIONS: OFFICE  
MUST MEET Bldg. Dept's  
REQUIREMENTS.

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.  
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).  
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 SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6-4-84  
APPROVED BY: [Signature]

[Signature]  
SIGNATURE

