

DATE SUBMITTED: 3-21-88

PERMIT # 29850

*see #54-89*

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2902 NORTH AVE

SQ. FT. OF BLDG: 2000

SUBDIVISION: FLYNN

SQ. FT. OF LOT: 32,700

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2943-08-312-0019-

PROPERTY OWNER: JAMES M. FLYNN

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 105 W. 11th & Brook Road

PHONE: 243-6285

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:

STORAGE UNIT

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### FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 55' S 0' R 0' (20' min)  
*per fire code*

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 11

PARKING SPACES REQ'D: none at this stage

TRAFFIC ZONE: 52

LANDSCAPING/SCREENING: 75% of front

SPECIAL CONDITIONS: solid wind screen

yard setback area shall be landscaped  
edgcap. installed at later date during future  
phase of bldg. construction

fencing along north prop line equivalent to  
new storage bldg. construction

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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 OMPLY SHALL RESUL IN LEGAL ACTION.

DATE APPROVED: 3-29-88

APPROVED BY: M. Sattahel

James M. Flynn  
SIGNATURE

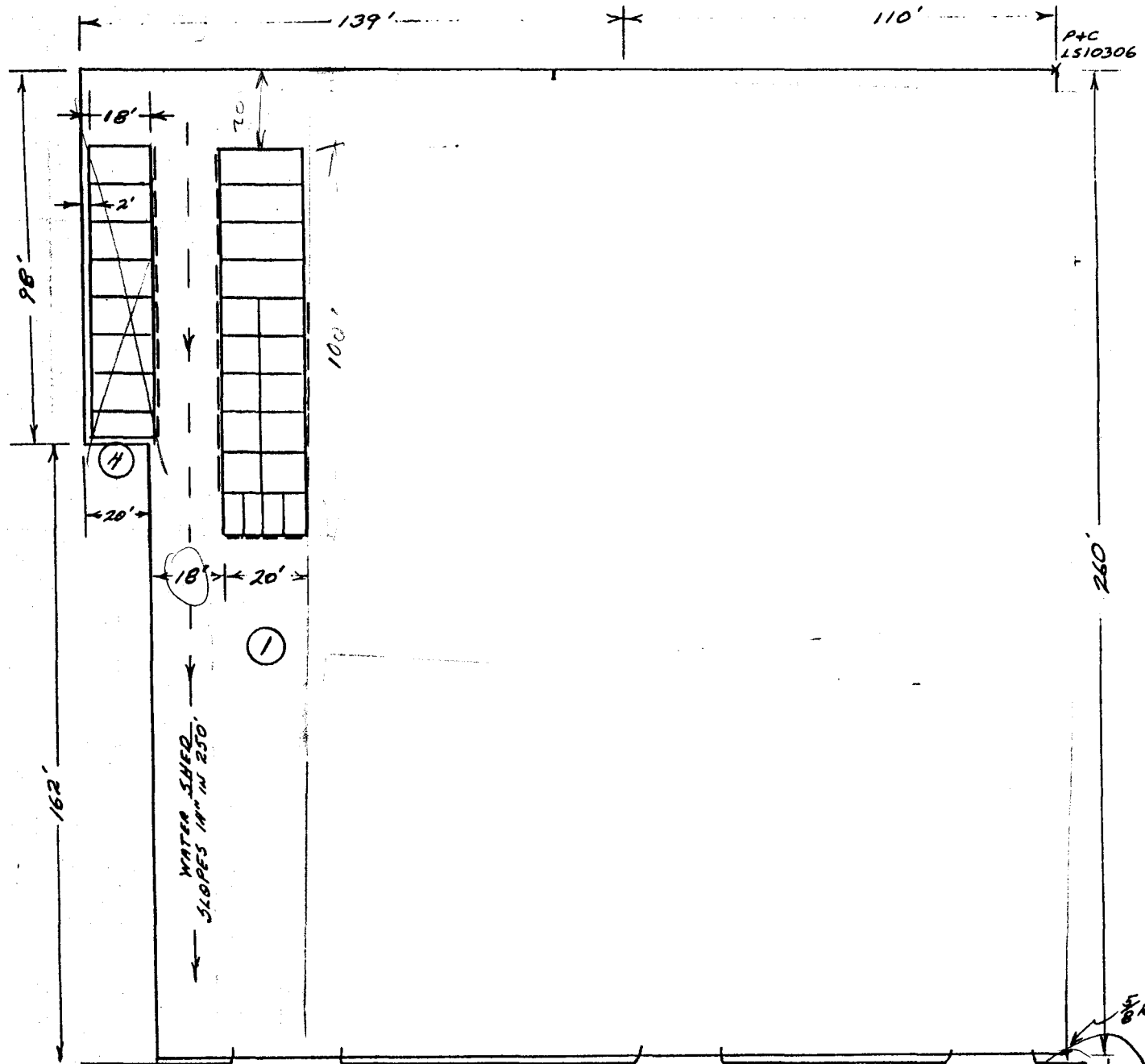
PHILLIPS CONSTRUCTION COMPANY

345 33 Rd.  
Palisade, Colorado 81526  
434-6637

Client JIM FLYNN Sht 1 of 3  
Project 2906 NORTH AVE. Job \_\_\_\_\_  
Subject STORAGE UNITS Date 3-16-88  
by RSP

# PLOT PLAN

SCALE 1" = 40'



P+C  
LS10306

119' (2906 NORTH AVE.)

110' 2908 NORTH AVE.

CENTER LINE NORTH AVE

2943-08 312 0017

SCHEDULE NUMBER 2943-08 300 0316