

DATE SUBMITTED: 6/9/89

PERMIT # 33213

FEE \$10^e

PLANNING CLEARANCE

²⁹⁰² GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2906 NORTH AVE

SQ. FT. OF BLDG: 2000

SUBDIVISION: _____

SQ. FT. OF LOT: 5600

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2943-083-12-001

3 2 STORES
1 STORAGE

PROPERTY OWNER: JIM FLYNN

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 165 WILLOW BROOK DR.

PHONE: 243-6285

DESCRIPTION OF WORK AND INTENDED USE:

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

STORAGE UNITS MINI

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F N/A S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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 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: 6/9/89

APPROVED BY: Sinde Watzel

Robyn Phillips For Jim Flynn
SIGNATURE

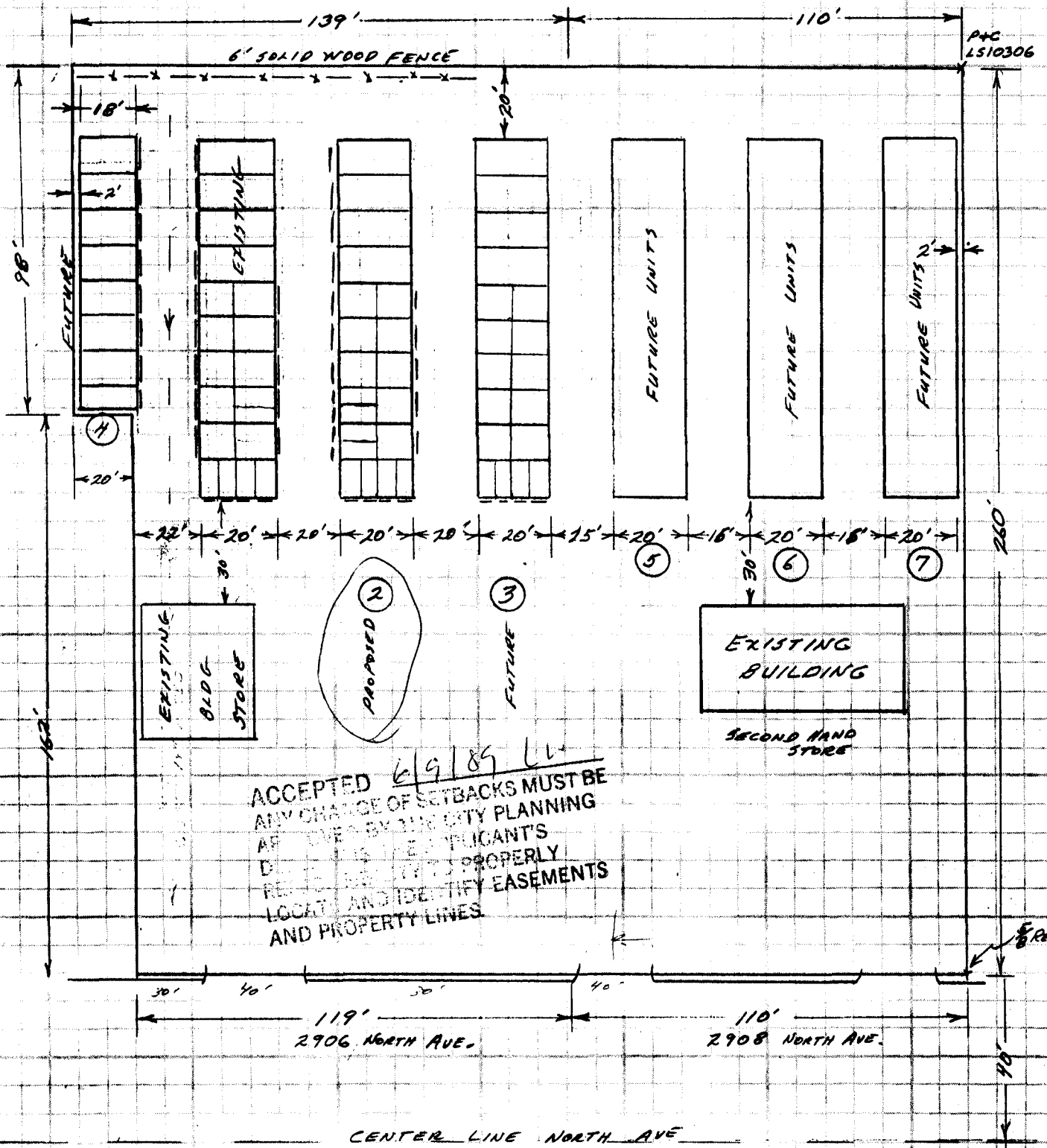
PHILLIPS CONSTRUCTION COMPANY

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 RHP

PLOT PLAN

SCALE 1" = 40'



PHILLIPS CONSTRUCTION COMPANY

345 33 Rd.
Palisade, Colorado 81526
434-6637

Client JIM FLYNN
Project 2906 NORTH AVE
Subject STORAGE UNITS
20' X 100' BUILDING

Sht 1 of 3
Job _____
Date 5-16-89
by REP

PLOT PLAN

SCALE 1" = 40'

