

DATE SUBMITTED: 3/23/89

PERMIT # 32530

FEE \$ 20.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 463 Willow Rd

SQ. FT. OF BLDG: 7624 #

SUBDIVISION: Delwood Subdivision

SQ. FT. OF LOT: \_\_\_\_\_

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2943-182-05-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
Vacant

PROPERTY OWNER: James E. Timmerewicki

USE OF ALL EXISTING BUILDINGS:  
Vacant

ADDRESS: \_\_\_\_\_

PHONE: 245-9343 - Kellyford

DESCRIPTION OF WORK AND INTENDED USE:  
Mini Storage

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

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE: I-1

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

SETBACKS: F 25' S 0 R 0

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

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Plans accepted

GUARDIAN Storage set #6 sheet 5-1 have my 1 copy Date 1-15-89

\*\*\*\*\*  
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.

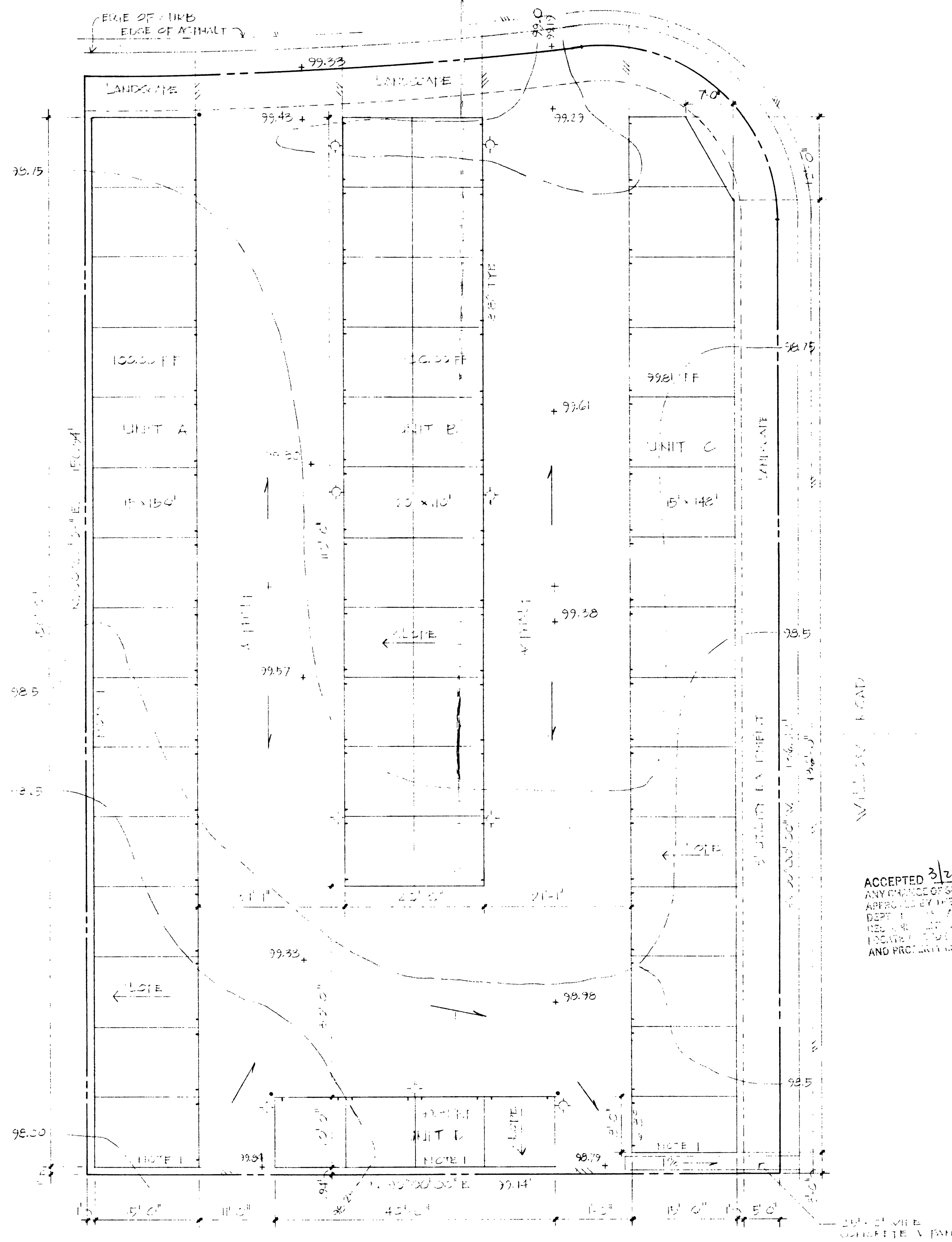
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3/24/89

APPROVED BY: Linda A. Wietzel

Margaret Ford  
SIGNATURE

F.H. ↑



WILLOW ROAD

463 WILLOW ROAD  
LOT 1 BLOCK 2

1"=100'

NOTES: 1. LINE SHALL BE SET WITH 1/2" TYP.



REVISIONS	BY

**GAURDIAN STORAGE  
463 WILLOW ROAD  
GRAND JCT., COLO.**

DRAWN JK
CHECKED
DATE 1-15-89
SCALE NOTED
JOB NO
SHEET
<b>S-1</b>
OF 2 SHEETS

SET #6