

DATE SUBMITTED: 03-19-91

PERMIT # 38328-331

FEE 25.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 497 28 1/2 Rd.

SQ. FT. OF BLDG: 11,500

SUBDIVISION: _____

SQ. FT. OF LOT: 34,412

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2943-18200078 (487 28 1/2 Rd)

- 0 -

PROPERTY OWNER: Jim Timmerwilde

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 4444, G.J. 81502

PHONE: 245-6464

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.

mini-STORAGE

FOR OFFICE USE ONLY

ZONE: ~~C-1~~ C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 40 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: 1267 sq ft

SPECIAL CONDITIONS: Spit out permit required, additional 28 1/2 Rd front yard set back required. Permit permit required.

See plan

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 COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/1/91

APPROVED BY: Kathy Peters

Kelly Ford
SIGNATURE

c/o 7/1/91

DATE SUBMITTED: 4-9-91

PERMIT # _____

FEE no fee
with clearance

FENCE PERMIT

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 497 28 1/2 Rd

* PLOT PLAN

TAX SCHEDULE #: 2943-18200078

PROPERTY OWNER: Jim Tummerwilke

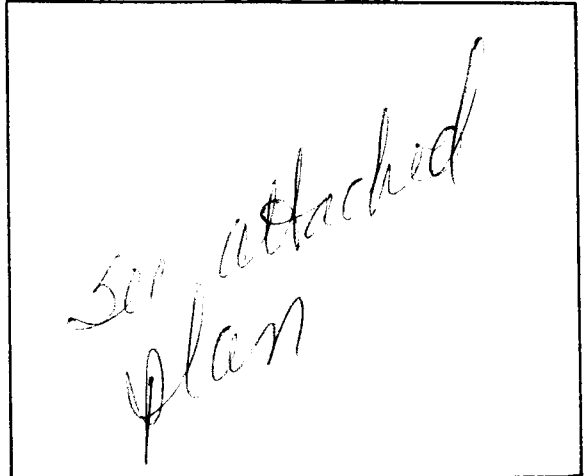
PHONE: 245-6464

CONTRACTOR: Kelco G.C.

PHONE: 245-9343

MATERIAL: chain link

HEIGHT: 6'-0"



*Showing Property Line Dimensions, Easements, Streets, all Structures, and Setbacks from Property Lines.

FOR OFFICE USE ONLY

ZONE: C-1

SETBACKS: F property line S _____ R _____

SPECIAL CONDITIONS: _____

FINAL PERMIT

WILL REQUIRE SEPARATE PERMIT FROM THE CITY/COUNTY BUILDING DEPARTMENT.

ANY MODIFICATION TO THIS APPROVED FENCE PERMIT MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT.

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.

Kelley Ford
SIGNATURE

APPROVED BY: Kathey Peterson

DATE APPROVED: 4/1/91

Checked
4/1/91
RP

PLANNING CLEARANCE COMMENTS
Guardian Storage 497 28 1/2 Road

City Engineer - Don Newton 03/22/91

- OK 1. Plans show manhole in 28 1/2 Road to be 22.8' deep. This can't be!
- OK 2. Show profile or depth of storm drain crossing 28 1/2 Road. If less than 30" of cover over pipe, use concrete pipe or encase P.V.C. pipe in concrete. (See City specs for storm drains)
- OK 3. Minimum size pipe crossing 28 1/2 Road shall be 10" for maintenance purposes.
- OK 4. Storm discharge from site to existing storm drain in 28 1/2 Road shall be limited to 10 year flow rate for undeveloped conditions. The discharge rate should be limited at the inlet located at the southeast corner of property.
- OK 5. Need drainage calculations using modified rational method to determine on site detention volume and maximum runoff rate from the site.
6. A permit shall be obtained for all work in public right-of-way. ~~Redesignated not necessary~~ Agreed
7. A revocable permit will be required for landscaping and other improvement in the right-of-way. ~~Redesignated not necessary~~
8. A street cut permit will be required from my office for installation of storm drain pipe across 28 1/2 Road. Agreed
- OK 9. Show existing utilities/conflicts in 28 1/2 Road.

Community Development - Kathy Portner 03/22/91

1. The additional right-of-way required along 28 1/2 Road must be dedicated to the City prior to issuance of the Planning Clearance. Please contact Tim Woodmansee, City Property Agent, at 244-1565. ~~Contact made - ROW must be dedicated prior to issuance of P.C.~~
2. Landscaping within the right-of-way requires a revocable permit. Contact Tim Woodmansee at 244-1565. ~~Redesignated - not necessary~~
- OK 3. The two corner landscaped areas should be "flip-flopped" so the majority of the landscaped area is on private property.

- ok
4. 1,267 square feet of landscaped area is required. I calculated 1,068 square feet of landscaped area shown on the landscaping plan. 506 square feet of the required landscaped area must contain shrubs. What is the proposed ground cover? Underground pressurized irrigation must be available for all landscaped areas.
 5. A fence permit will be required. *- record 4/1/91*
 6. A sign permit will be required for any signs.
 7. All driving surfaces must be paved. *required*




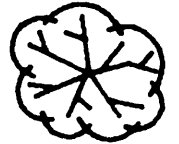
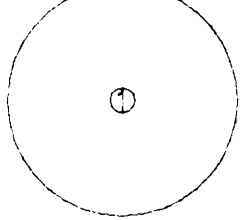
Handwritten initials and date: JH 4/1/91

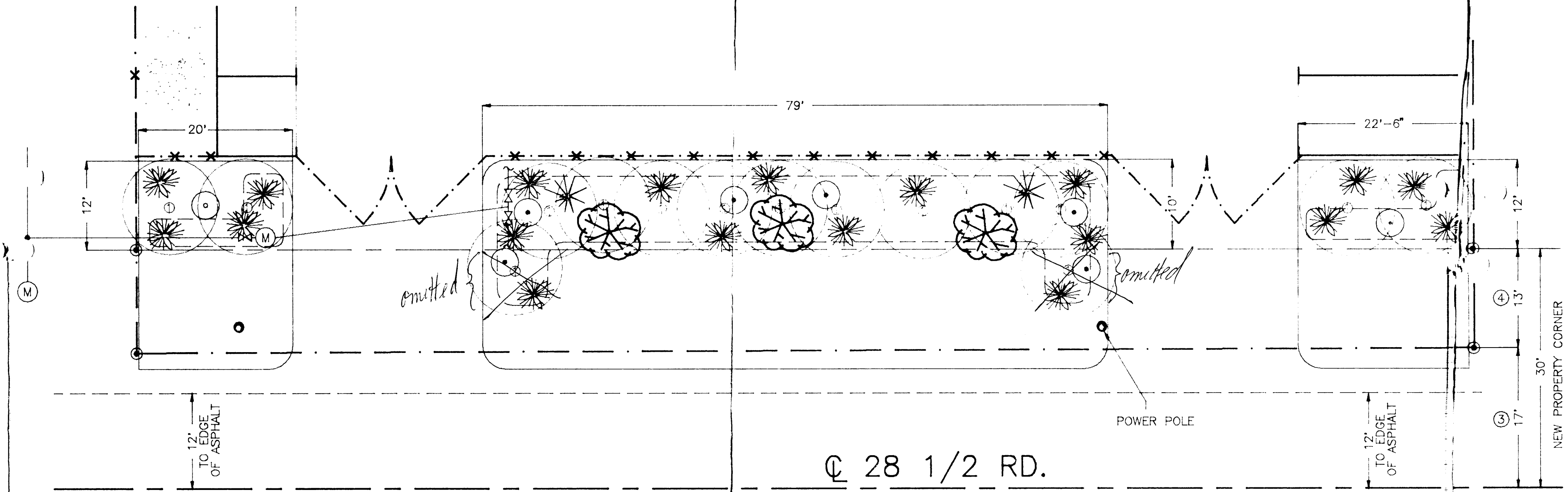
REVISIONS	BY

GUARDIAN STORAGE
28 1/2 RD. GRAND JUNCTION, COLO.

DRAWN L.W.
CHECKED
DATE 03-26-11
SCALE NOTED
JOB NO.
SHEET
G-2
OF SHEETS

LANDSCAPE LEGEND

-  YUCCA (YUCCA SPP.)
-  GRASS (TAMBUS)
-  GOLD DROP (POTENTILLA)
-  AMUR MAPLE (ACER GINNALA)
-  RAIN BIRD SPRINKLER 12F-FLT



LANDSCAPE PLAN

SCALE: 1"=10'

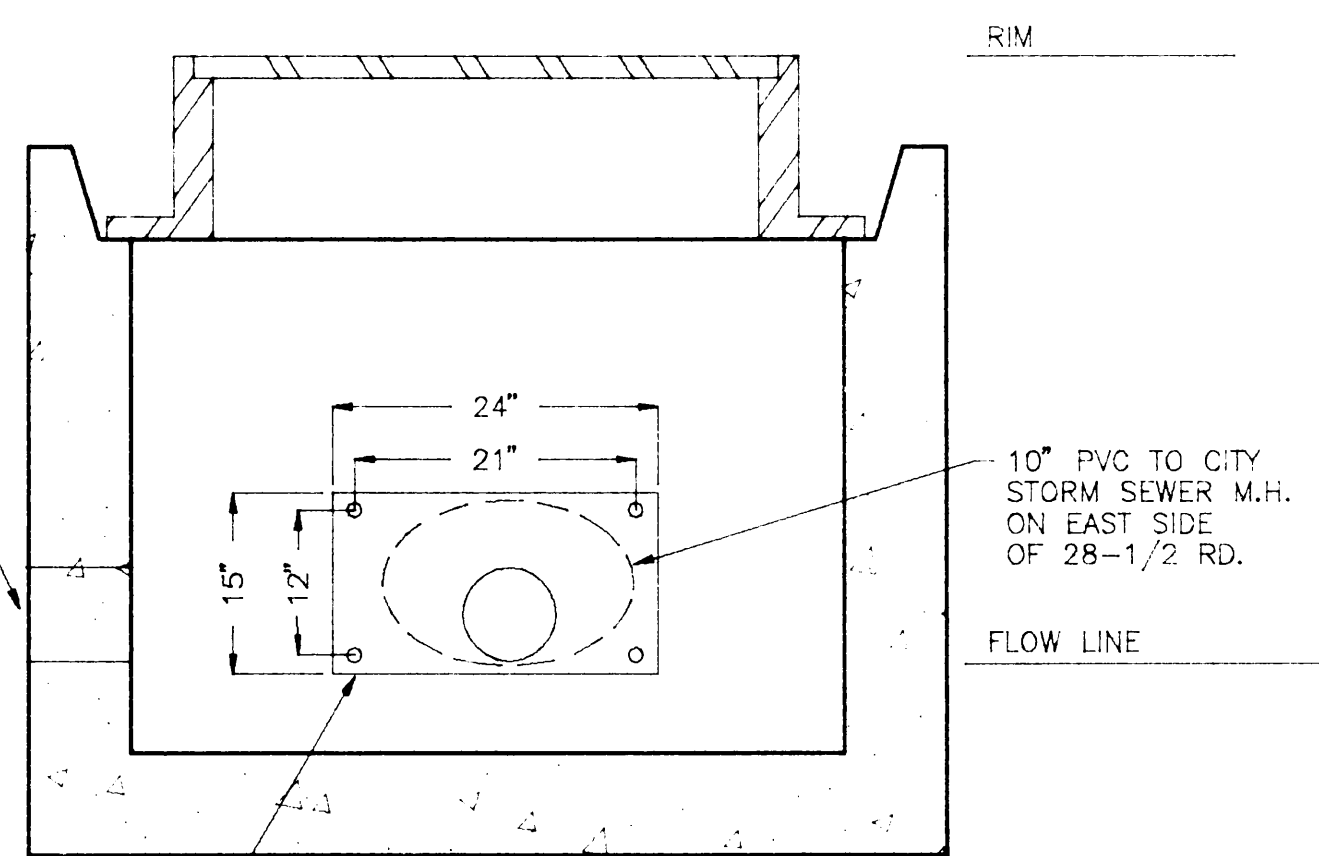
LANDSCAPE CALCULATIONS

REQUIRED
 FRONT YARD SETBACK AREA = 1,689 SQ.ST.
 REQUIRED LANDSCAPE AREA = 1,267 SQ.FT.
 REQUIRED SHRUB AREA = 506 SQ.FT.

PROPOSED
 PROPOSED LANDSCAPE AREA = 1,500 SQ.FT.
 PROPOSED SHRUB AREA = 1,300 SQ.FT.

GENERAL NOTES

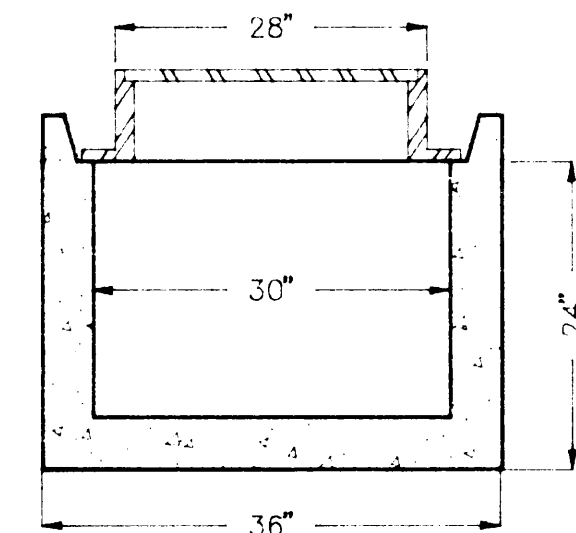
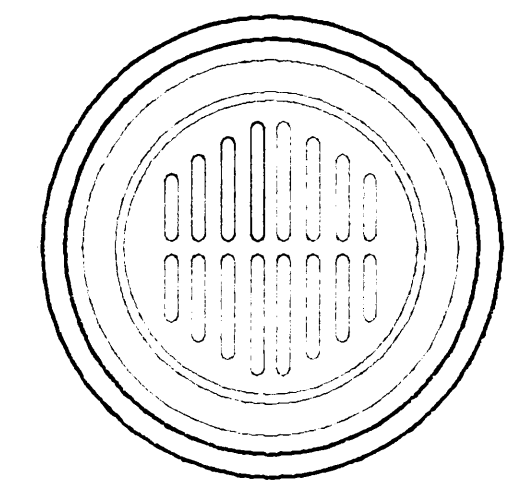
1. ALL GROUND COVER IN LANDSCAPE AREA SHALL BE 2-1/2" THICK LAYER OF MEDIUM SIZED, CHIPPED LANDSCAPE BARK.
2. CITY R.O.W. BETWEEN PROPERTY LINE AND EDGE OF PAVEMENT SHALL BE COVERED WITH A 3" LAYER OF 1-1/2" TO 3" ROUND RIVER COBBLE PLACED OVER A WEED BARRIER OF 6 MIL BLACK PLASTIC.
3. CURRENT 28-1/2 RD. CITY R.O.W.
4. ADDITIONAL R.O.W. WHICH SHALL BE DEEDED TO THE CITY IN ORDER TO OBTAIN THIS BLDG. PERMIT.
5. ALL LANDSCAPE AREAS SHALL BE UNDER A PRESSURIZED IRRIGATION SYSTEM AS INDICATED ON DWGS.
6. THE PRESENT ZONING FOR THIS PROPERTY IS C-2.
7. THE EXISTING USES OF ALL PROPERTIES ADJACENT TO THIS PROPERTY ARE COMMERCIAL, RETAIL, OFFICE AND SERVICE.



CATCH BASIN #6 DETAIL

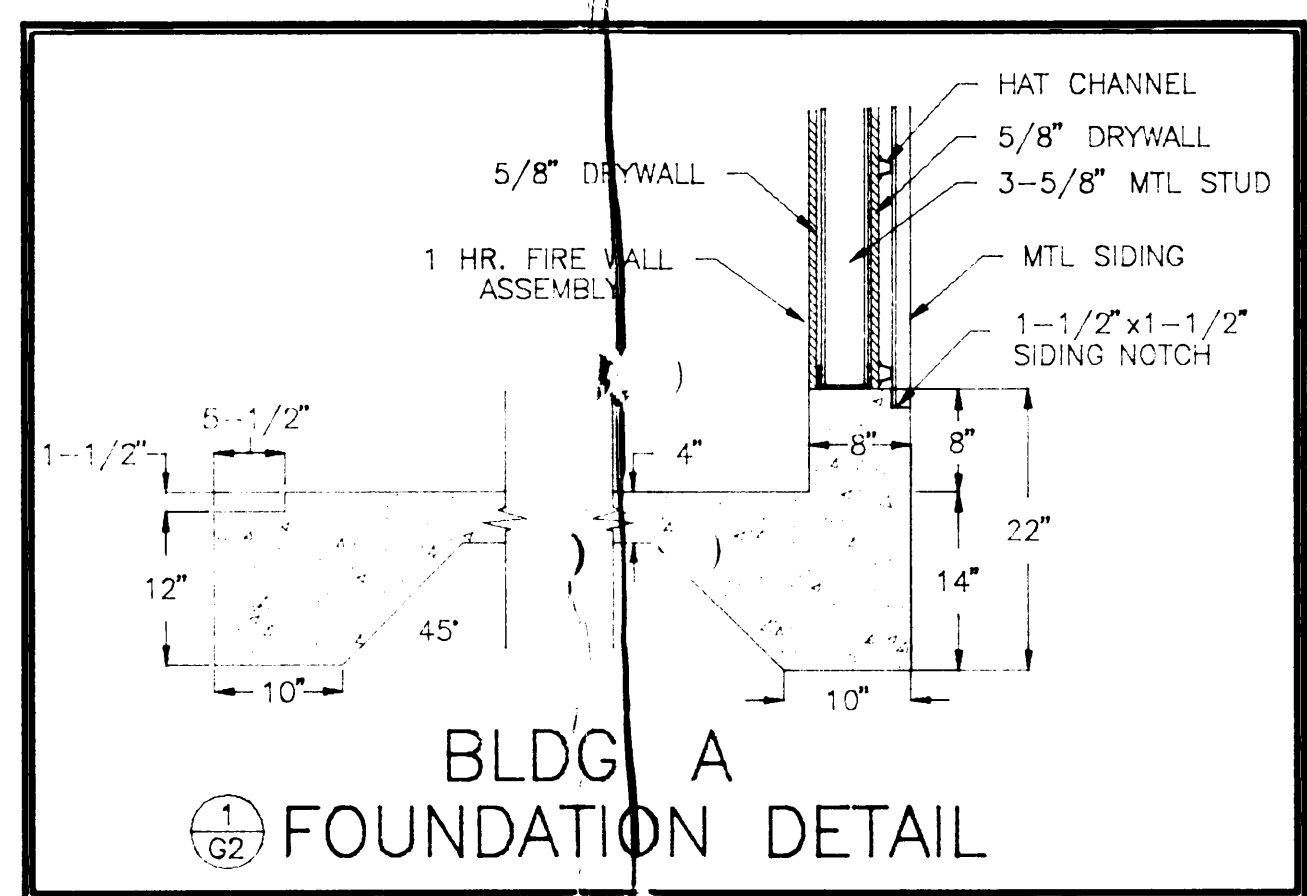
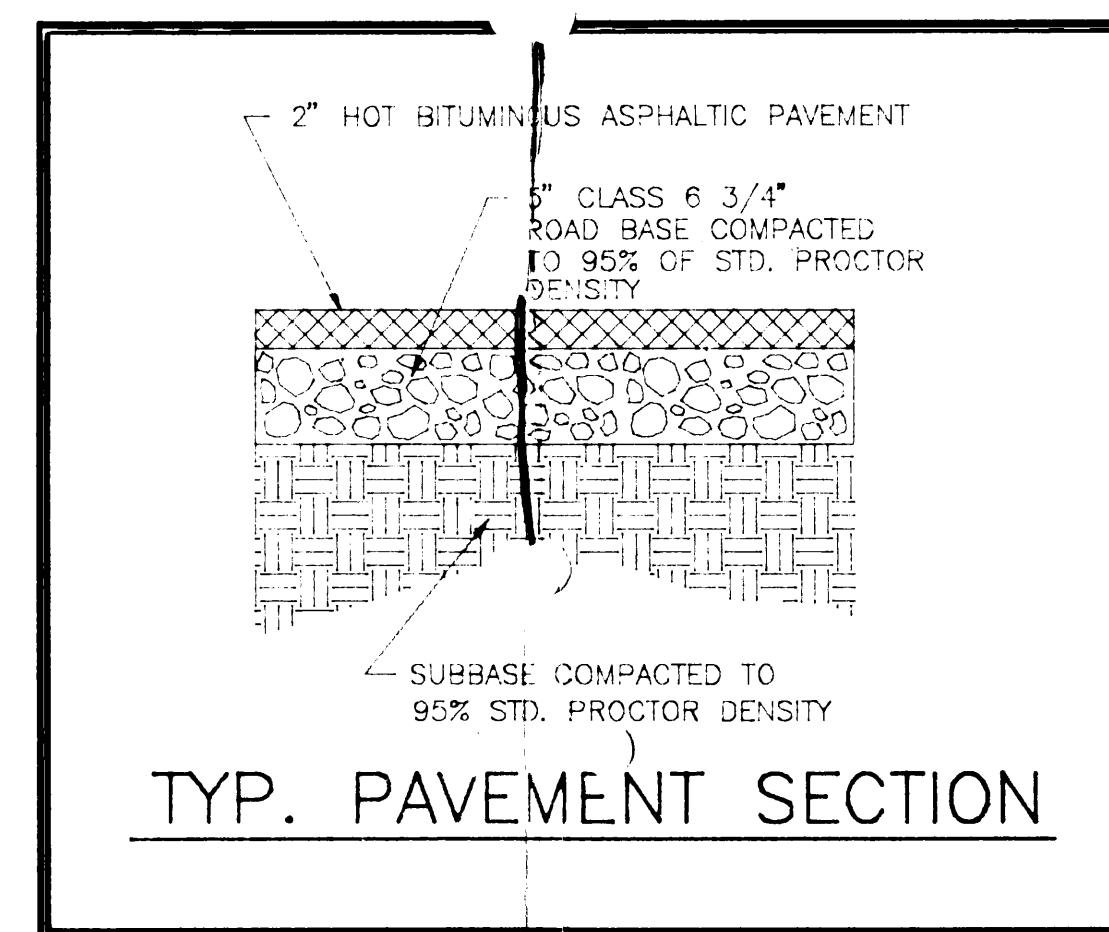
N.T.S.

15"x24"x1/4" BITUMINUS COATED STEEL WITH (4) 1/2" DIA. HOLES FOR EXPANSION BOLTS AND (1) 1" DIA. METERING HOLE RESTRICTOR PLATE BOLTED TO THE INTERIOR SURFACE OF CB-6 WITH (4) 3/8"x5" GALVANIZED EXPANSION BOLTS.



CATCH BASIN DETAIL

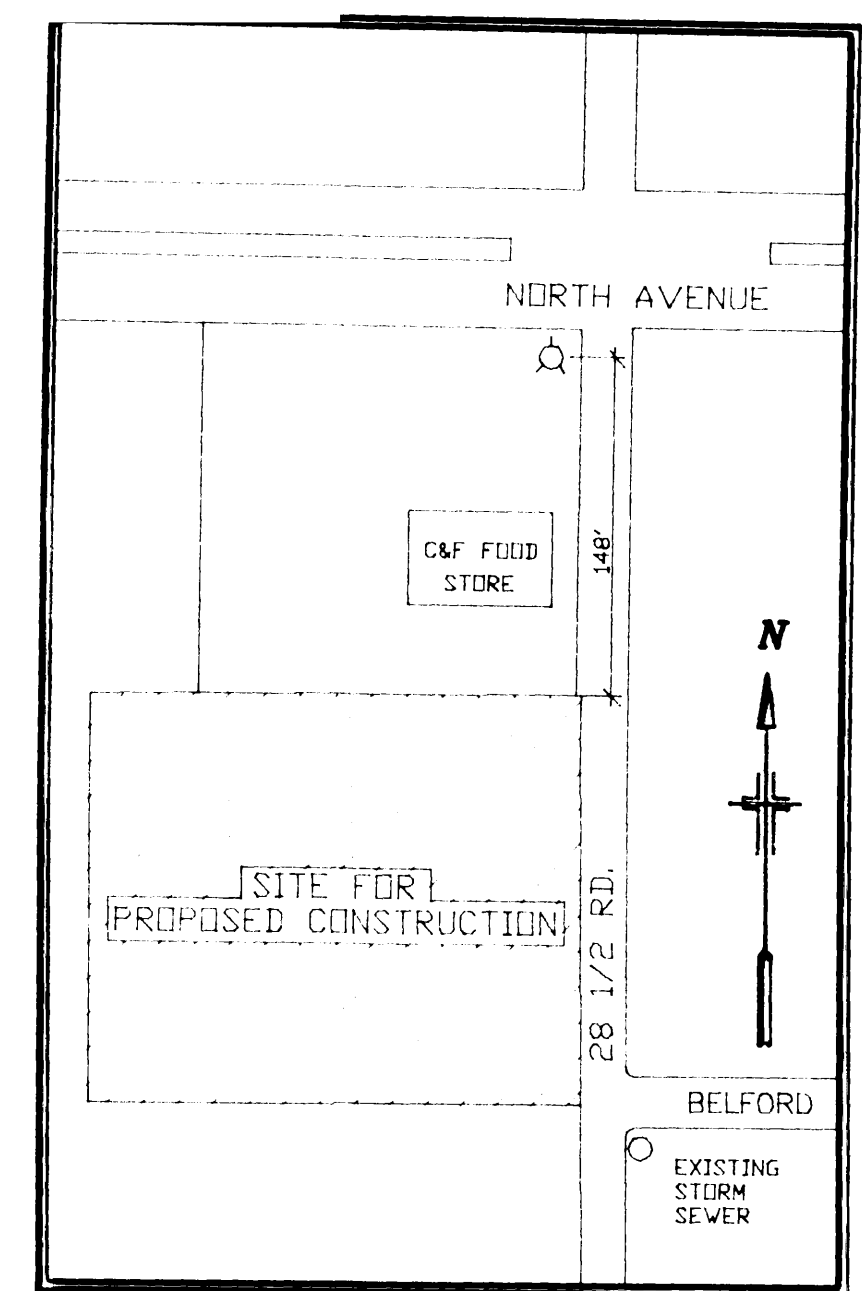
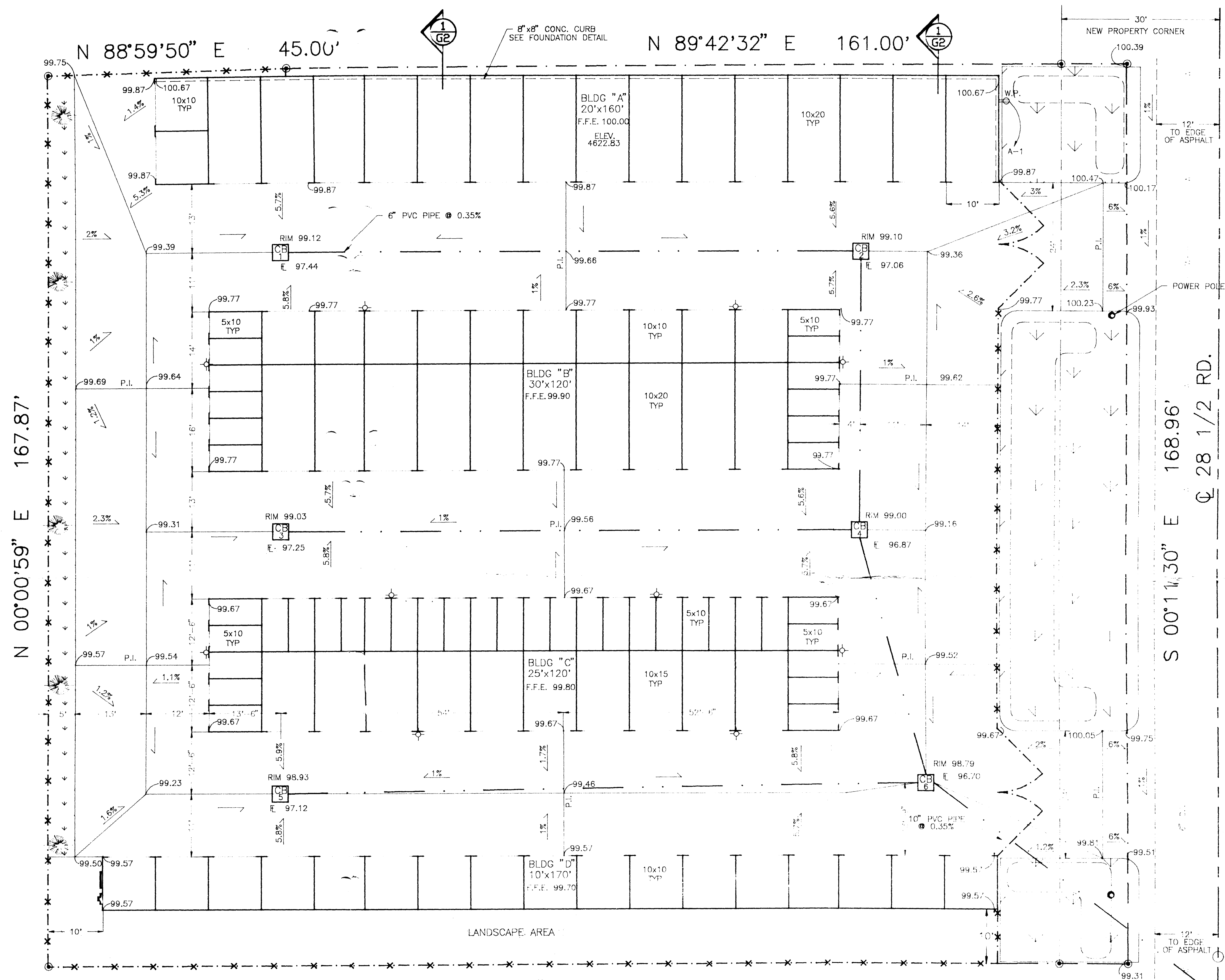
N.T.S.



BLDG A FOUNDATION DETAIL

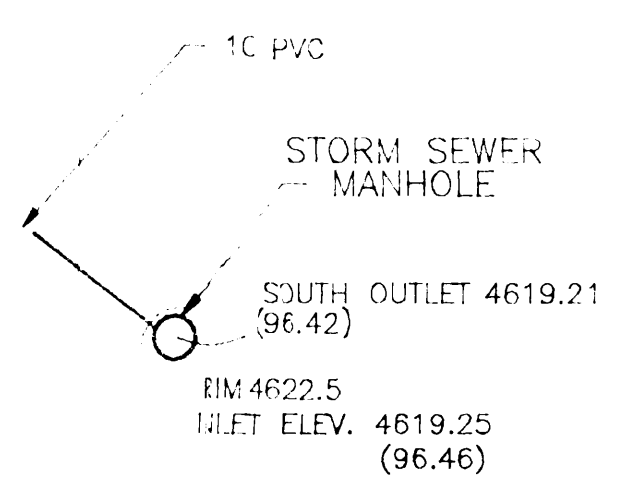
1/62

REVISIONS	BY



See attached sheet for landscaping (Ardenquid)

LEGEND	
	8' CHAIN LINK FENCE
	PRPRTY LINE
	STRM SEWER
	STRM SEWER CATH. BASIN
	ELEV. RELEVANT TO ELEV. 100.00
	LANDSCAPE AREA
	LANDSCAPE CONTOUR



Revised

SITE PLAN
SCALE: 1/8" = 1'-0"



GUARDIAN STORAGE
28 1/2 RD. GRAND JUNCTION, COLO.

DRAWN	JLW
CHECKED	
DATE	03-26-91
SCALE	NOTED
JOB NO.	
SHEET	G-1
OF	SHEETS