

DATE SUBMITTED: 10/27/93

PERMIT NO. 46706
FEE \$ paid

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2462 1/2 Hwy 6 & 50 SQ. FT. OF BLDG: 6,000[±]

SUBDIVISION _____ SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-091-00-147 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: VACANT

OWNER Ben Hill USE OF EXISTING BUILDINGS: VACANT

ADDRESS 545 W Greenwood Ct

TELEPHONE: 241-7653 DESCRIPTION OF WORK AND INTENDED USE: Construction of mini-storage Bldg

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE C-2 Designated FLOODPLAIN: YES _____ NO X

ETBACKS: FRONT 55' from centerline GEOLOGIC HAZARD: YES _____ NO _____

SIDE Ø REAR Ø CENSUS TRACT: 9 TRAFFIC ZONE: 9

MAXIMUM HEIGHT _____ PARKING REQ'MT see file

LANDSCAPING/SCREENING REQUIRED: see file SPECIAL CONDITIONS: SEE File # 112-93 - building #1

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kathy Poston
Department Approval

Ben Hill
Applicant Signature

10/27/93
Date Approved

10/27/93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)