

#44730 ✓  
#44729 ✓  
#44728-V

DATE SUBMITTED: 04/06/93

PERMIT NO. \_\_\_\_\_

FEE \$ 240<sup>00</sup> Site Plan  
Review Fee

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

#47 93

BLDG ADDRESS 2260 E. Main <sup>I-70 B</sup> SQ. FT. OF BLDG: \_\_\_\_\_  
 SUBDIVISION Peterson Irwin Sub <sup>replat</sup> SQ. FT. OF LOT: \_\_\_\_\_  
 FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # of lot 7 <sup>TRACT B</sup> NO. OF FAMILY UNITS: NA  
 TAX SCHEDULE # 2945-134-03-018 NO. OF BUILDINGS ON PARCEL BEFORE THIS  
 PLANNED CONSTRUCTION: None  
 OWNER Timmerwilke Properties, Inc. USE OF EXISTING BUILDINGS:  
Mini Storage Units  
 ADDRESS 2588 G. Road DESCRIPTION OF WORK AND INTENDED USE:  
Construct mini storage units  
 TELEPHONE: 245-6464

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 FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: FRONT 55' from centerline GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SIDE 0 REAR 0 <sup>whichever is greater</sup> CENSUS TRACT: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_  
 MAXIMUM HEIGHT 40' PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: 75% of first five feet of Hwy FRONTAGE <sup>SEE APP P-1</sup> SPECIAL CONDITIONS: (1) The sketch of the channel provided is not adequate to convey runoff as shown on drawings. This must be revised and resubmitted for review and approval prior to construction. C.O. will not be issued until all approval and construction is accepted.  
SEE file # 47-93

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.

[Signature]  
 Department Approval  
4-23-93  
 Date Approved

[Signature]  
 Applicant Signature  
04/06/93  
 Date

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