

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2454 Highway 6 & 50
SUBDIVISION: SAWTELLE
FILING # _____ BLK # X LOT # 3
TAX SCHEDULE NUMBER:
SS#2945-091-05-006

SQ FT OF BLDG: 728 Sq. Ft.
SQ FT OF LOT: 1.1 Acres
NUMBER OF FAMILY UNITS: _____
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: Valley Plaza West Joint Venture
ADDRESS: P.O. Box 400
PHONE: 242-1900 Ext. 211 Atten: Homer Brown

USE OF ALL EXISTING BUILDINGS:
New commercial center under construction.

DESCRIPTION OF WORK AND INTENDED USE:
Temporary relocation of existing modular unit, for new building construction purposes.

FOR OFFICE USE ONLY

ZONE: C
SETBACKS: F 10' S 0' R 20'
RIGHT OF WAY: 80'
MAXIMUM HEIGHT: N/A
PARKING SPACES REQUIRED: 2 + EMD
LANDSCAPING/SCREENING: N/A

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 9
SPECIAL CONDITIONS: must, if designate parking lot. ~~Must have approval signed by land owner~~

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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: 11/26/82
APPROVED BY: [Signature]

Homer Brown
SIGNATURE

Valley plaza

SITE PLAN

Valley Plaza, 2454 Hwy. 6 & 50, Grand Junction, Colorado

