

City County

PLAN # 21663

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: 1015 Grand Ave

SQ FT OF BLDG: _____

SUBDIVISION: _____

SQ FT OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-144-02002

PROPERTY OWNER: Arlene Doughty

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2880 Jean Lane

#18-84-Special Use

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

Wiring & Fire Code Devs.

Stair Railing, Fire alarm

FOR OFFICE USE ONLY

ZONE: NA RMF-64

FLOOD PLAIN: YES NO

SETBACKS: F 65' 4" S 10' R 20'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: _____

CENSUS TRACT NUMBER: 2

MAXIMUM HEIGHT: 36'

SPECIAL CONDITIONS: _____

PARKING SPACES REQUIRED: AS PER APPROVED SPECIAL USE PERMIT
LANDSCAPING/SCREENING: FILE # 18-84

All requirements must be met & C.O. inspection and approval previous to any business operation (can begin the following day)

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.

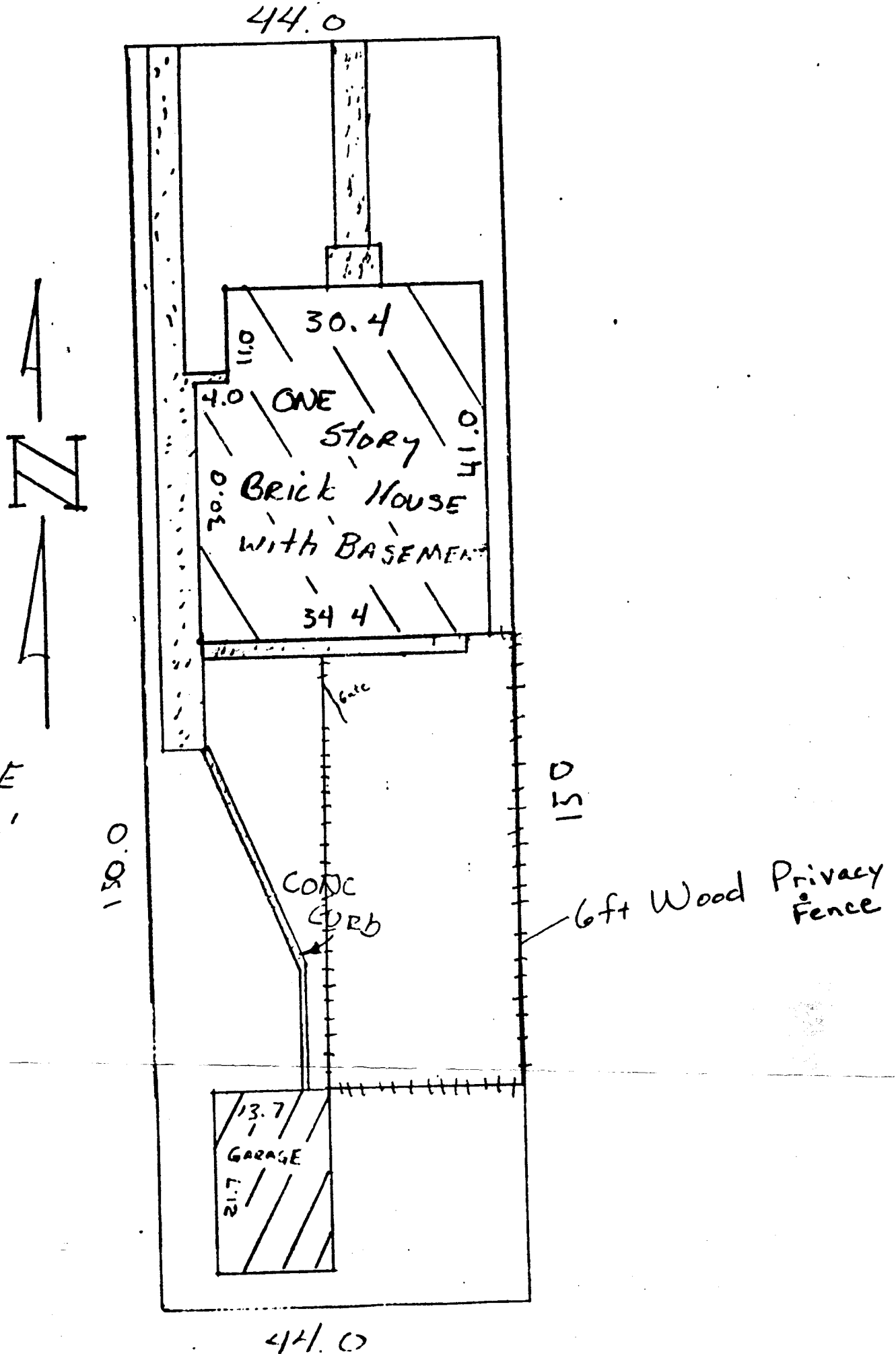
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

[Signature]
SIGNATURE

DATE APPROVED: 8-30-84

APPROVED BY: Gina S.

PLAT OF A SURVEY OF 1015 GRAND AVENUE
CITY OF GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO



SCALE
1" = 20'

Existing