

DATE SUBMITTED: 9-17-85

PERMIT # 20⁰⁰

FEE 23999

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 500 South 10th

SQ. FT. OF BLDG: 3680

SUBDIVISION: City of Grand Jct.

SQ. FT. OF LOT: 1.2 acres

FILING # _____ BLK # 156 LOT # 1-16

NUMBER OF FAMILY UNITS: -0-

TAX SCHEDULE NUMBER:
2945-144-55-918

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
TWO

PROPERTY OWNER: Grand Valley Water Users Assoc.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 500 So. 10th Street

OFFICE, SHOP, & STORAGE

PHONE: 242-5065

DESCRIPTION OF WORK AND INTENDED USE:

Remodel exist. office & Const. New Shop

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: PZ

FLOODPLAIN: YES _____ NO

SETBACKS: F 55 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: existing in rear & front

CENSUS TRACT #: 8

LANDSCAPING/SCREENING: NA

TRAFFIC ZONE: 44

existing building

SPECIAL CONDITIONS: _____

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 AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.




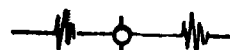





I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

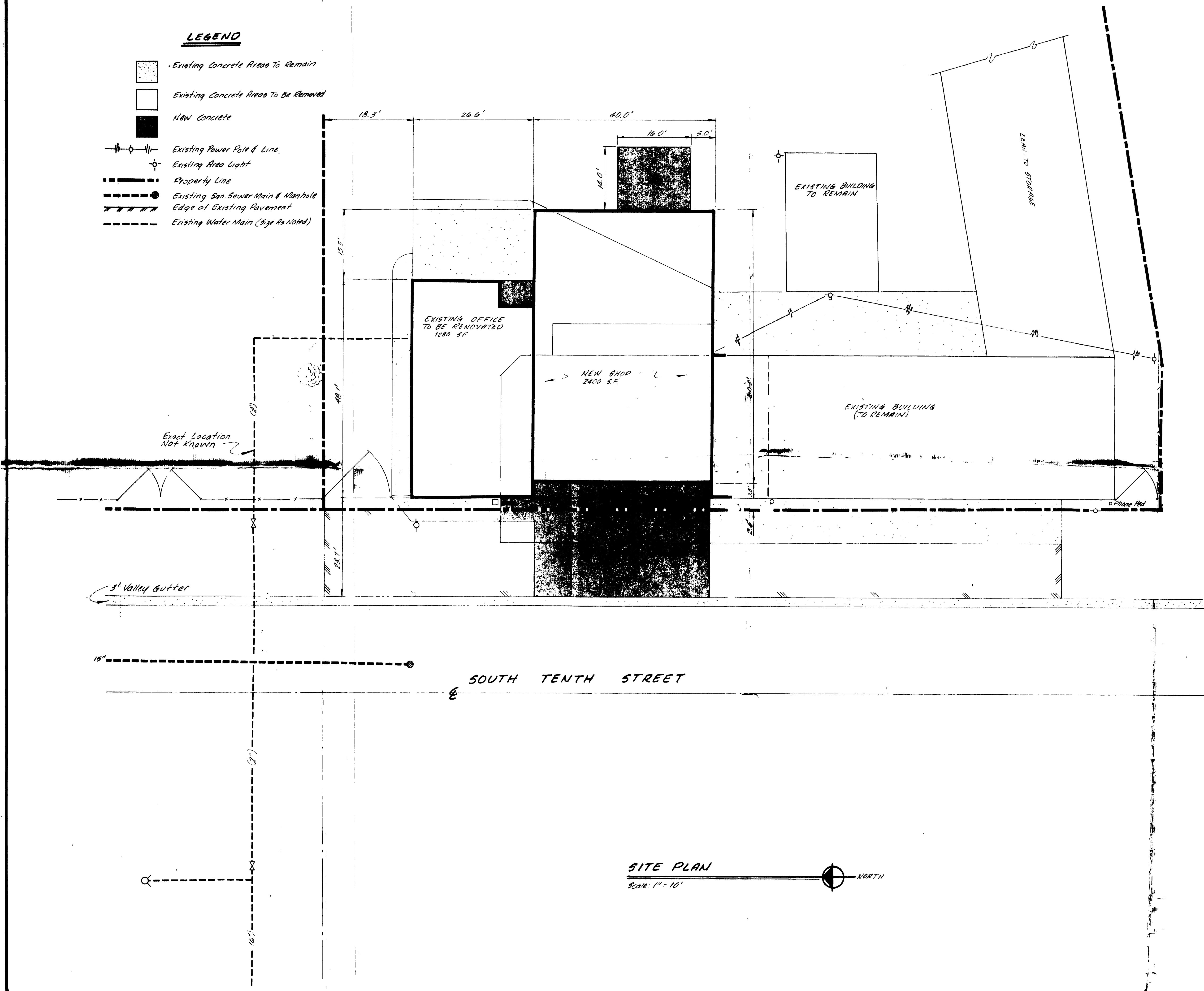
DATE APPROVED: Sept 17, 85

APPROVED BY: [Signature]

[Signature] for
SIGNATURE
G.V.W.U.A

LEGEND

-  Existing Concrete Areas To Remain
-  Existing Concrete Areas To Be Removed
-  New Concrete
-  Existing Power Pole & Line
-  Existing Area Light
-  Property Line
-  Existing San Sewer Main & Manhole
-  Edge of Existing Pavement
-  Existing Water Main (Size As Noted)



SITE PLAN
Scale: 1" = 10'

