

DATE SUBMITTED: 9/3/85

PERMIT # 23971

* See file # 17-85

FEE 1000

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2524 N Forsyth

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: 30x30 for pad - 2 pads plus internal remodel.

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-033-15-006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: M+Bell

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2524 N Forsyth

M+Bell use

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

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

* Helli Pad - temporary use only!
per GJPC

FOR OFFICE USE ONLY

ZONE: PT

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: _____

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: As per GJPC stipulations. When conditions of a heliport facility are established this Mtn Bell project will be subject to these regulations @ 6 month rule before the GJPC at a public hearing @ coordinate w/ this dept. FAA etc. to ensure comply w/ needs.

* temporary permit only!

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 (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 AN 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: 9/3/85

APPROVED BY: BS (Per GJPC)

Robert McCune
SIGNATURE

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