

DATE SUBMITTED: 9/11/86

PERMIT # 26183

FEE 10⁰⁰/100

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 553 25 1/2 Rd

SQ. FT. OF BLDG: _____

SUBDIVISION: Phipps & Scott Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 1

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-102-21-001

2

PROPERTY OWNER: Phipps Constr

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: Above

Com.

PHONE: _____

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

DESCRIPTION OF WORK AND INTENDED USE: _____

Addition to storage

FOR OFFICE USE ONLY

ZONE: O-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: _____

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

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: 9/11/86

APPROVED BY: [Signature]

[Signature]
SIGNATURE

Phipps Const Shed Addition

PHIPPS CONSTRUCTION, INC.
 553 25 1/2 ROAD - P. O. BOX 3360
 GRD. JCT., CO 81502 PH. 242-3548



35'10" to paper line

